



# CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Authorize the City Manager to Negotiate a Lease for the New Shanghai Restaurant Property, 100 East Pine Street

**MEETING DATE:** January 16, 2002

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council direct the City Manager to negotiate and execute a lease with the Community Partnership for Families of San Joaquin for use of the New Shanghai Restaurant property located at 100 East Pine Street.

**BACKGROUND INFORMATION:** The New Shanghai Restaurant property, located at 100 East Pine Street, was donated to the City of Lodi by Donald Wong in December 1998. The donation stipulated that the facility be used "for the benefit of the citizens of Lodi", preferably seniors or youths, and that it not be demolished for a period of at least ten years. A Request for Proposal (RFP) process in fall 1999 determined that the most qualified agency was Health for All, Inc., a non-profit agency that administers an adult day care health program. In November 1999, Council authorized the City Manager to execute a lease agreement with Health for All.

The lease was amended in April 2001 when Health for All requested additional time and conditions to secure the funding needed to remodel the building. Included in that amendment was a provision for Health for All to begin construction within six months. Health for All, however, was not able to secure the \$300,000 in funding for tenant improvements, so in November 2001, City Council authorized staff to terminate the lease agreement and reissue Requests for Proposals.

There were seven requirements in the RFP: 1) A summary of the organization, evidence of non-profit status, its history, the intended use for the facility, and a statement of how the community will benefit from this use, anticipated number of users on an average weekday and weekend, and desired hours of operation; 2) A statement that the proposer is willing to lease the facility, the amount, conditions and term of the lease; 3) A financial plan establishing proposer's ability to finance maintenance and operation costs; 4) A statement as to whether all or part of the facility is needed (if partial, indicating portion desired); 5) A statement as to willingness to share the facility with others in a joint-use arrangement and, if more than one group is submitting the proposal, a schedule of how the groups will work together; 6) A plan to remodel the facility to suit the proposer's needs, including a schedule to begin and complete construction (preferably within 6 months), together with a cost estimate and a plan establishing proposer's ability to finance the remodel; 7) A \$1,000 security deposit. The security deposit will be refundable if and only if: A) the City does not select the proposal, or B) when the proposer completes the remodel and opens for operation.

Only two proposals were received; one from Lodi Adopt-A-Child Foundation and the other from the Community Partnership for Families of San Joaquin. Copies of the proposals are available in the Public Works Department.

The Lodi Adopt-A-Child Foundation is a local, non-profit corporation whose purpose is to provide direct assistance to Lodi's underprivileged youth. All of their work is done by a large contingent of volunteers and through hundreds of people who donate the financial resources needed for them to carry out their mission. Their programs include the Annual Christmas "Wish" Program, Annual School Clothes Shopping Spree, Scholarships for Camps, Emergency Assistance, and soon-to-begin Scouting Programs for eastside young people as an alternative to gangs. They are requesting the New Shanghai building be the operational center for all these programs due, in part, to having been told they must vacate their present location.

The Community Partnership for Families of San Joaquin is a nonprofit, countywide organization that works with a wide range of public and private partners to build financially self-sufficient families and ensure the academic success of children and youth. The Partnership draws its membership from the business community, the faith community, schools, public and private service organizations, criminal justice agencies, neighborhood groups and residents, and health agencies. Their proposal is to develop the New Shanghai building into a multi-use neighborhood service center in order to "provide a wide range of services, supports, activities, and opportunities for families living in nearby areas".

**APPROVED:** \_\_\_\_\_

*H. Dixon Flynn*  
H. Dixon Flynn -- City Manager

Staff reviewed the proposals with a public committee consisting of:

Pat Patrick, Chamber of Commerce  
Bob Johnson, Parks and Recreation Commission  
Tony Alegre, Frank C. Alegre Trucking, Inc.

Dennis Callahan, City of Lodi  
Jan Young, Bank of Lodi  
Gary Greider, Lodi News Sentinel

Both organizations provided strong proposals, which Council has had the opportunity to review. The committee's hope was that both groups could be accommodated; but, based on the proposals, this might be difficult under this one roof without compromises of space and function to one, or both, organizations. Although both have indicated a willingness to share space with other groups, the space needs, especially for the seasonal toy distribution of Adopt-A-Child, are probably too large for them to co-exist.

The proposals were rated on the following:

- 1) Met eligibility criteria
- 2) Cost to City (least cost to City)
- 3) Benefit to city
- 4) Financial strength/commitment of proposer
- 5) Ability to share/accommodate multiple groups
- 6) Timeliness of plans to improve/occupy site (preferably within 6 months)

Additionally, a seventh category was allowed for the rater's discretion (need, impact to the city, etc.).

The committee's consensus was to recommend the Community Partnership for Families of San Joaquin due to the quality of their proposal, their strong potential for local impact and benefit to families in the community. The City Council now has the difficult task of deciding as both groups are clearly a benefit to Lodi and serve in different, but much-needed areas.

The City thanks the reviewing committee members for their participation.

FUNDING: Not applicable.

  
for Richard C. Prima, Jr.  
Public Works Director

Prepared by Dennis J. Callahan, Fleet and Facilities Manager

RCP/DC/Im

cc: City Attorney  
Community Partnership for Families of San Joaquin  
Lodi Adopt-A-Child Foundation  
Review Committee



## CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Authorize the City Manager to Negotiate a Lease for the New Shanghai Restaurant Property, 100 East Pine Street

MEETING DATE: January 16, 2002

PREPARED BY: Public Works Director

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Staff is working with a public committee in reviewing the two proposals received for use of the New Shanghai Restaurant property located at 100 East Pine Street. A recommendation will be made to Council at this meeting.

Attached are the proposals from Lodi Adopt-A-Child and San Joaquin Partnership for Families. Copies of these proposals are also available for review in the Public Works Department.

A handwritten signature in black ink, appearing to read "Richard C. Prima, Jr.", written over a horizontal line.

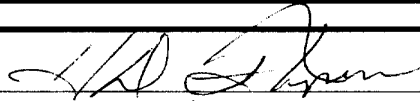
Richard C. Prima, Jr.  
Public Works Director

RCP/lm

Attachments

cc: Dennis J. Callahan, Fleet and Facilities Manager

APPROVED: \_\_\_\_\_

  
H. Dixon Flynn -- City Manager

**PROPOSAL FOR USE OF  
NEW SHANGHAI RESTAURANT**

**100 E. PINE ST.**

**RECEIVED**

DEC 12 2001



**CITY OF LODI**

PUBLIC WORKS DEPARTMENT

**SUBMITTED BY**

**LODI ADOPT-A-CHILD FOUNDATION**

LODI,  
ADOPT-A-CHILD

*one wish at a time  
all year long*

*“An Angel Guides and Mentors without thought of self.”*

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***Lodi Adopt-A-Child's  
"Wish" Foundation***

*www.adopt-achild.org/*

*P.O. Box 2479*

*Lodi, CA 95241*

*209-333-1056*

*A California non-profit Corporation #2033564  
Federal Identification No. 31-1580643*

December 10, 2001

Honorable Mayor and Members of the  
Lodi City Council  
221 W. Pine St.  
Lodi, CA. 95240

Dear Mayor Pennino and members of the  
Lodi City Council:

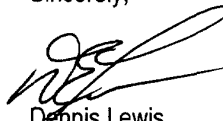
Please accept this response to your Request for Proposals for the use of the "New Shanghai Restaurant.

Lodi Adopt-A-Child is a California Non-profit Corporation. Its avowed purpose is to provide direct assistance to Lodi's underprivileged youth. We are a local organization with no outside constituencies. All of its work is done by a large cadre of volunteers and hundreds of people that graciously open their pocket books to provide us with the financial wherewithal to carry out our mission.

We may not have done a satisfactory job of telling the community all we do; we are much more than a clearing house for Christmas presents. That certainly is a major component of our activities, but we do more. We provide school clothing for well over one hundred children a year, we provide scholarships for summer camps, we are ready to provide emergency assistance to children whose family has been struck by some disaster. Beginning in January 2002 we will begin sponsoring scouting programs for eastside young people as an alternative to gangs.

Lodi Adopt-A-Child has not received nor asked for any taxpayer money nor does any of its staff receive any financial remuneration. We have a history of paying our bills when due and as stated previously we enjoy the financial support of many many Lodians. It is especially critical that we be able to use this building; it is centrally located to the people we serve, we have been told we will need to vacate our present location in order for major roof repairs to be made, we need a ground floor location and with our scouting programs we need more space. Finally, we believe that our presence will ensure that the New Shanghai will remain neutral territory as far as the local gangs are concerned and that our scouting programs will not be jeopardized.

Sincerely,



Dennis Lewis  
President

## HISTORY

### LODI ADOPT A CHILD

Lodi Adopt-A-Child was formed in 1989 as a Public Service Committee of the Police Officers Association of Lodi. In 1996 Lodi Adopt-A-Child was reorganized as a California Non-profit corporation and a tax-exempt foundation under IRS rule 501(c)3. Attached are Article of Incorporation and IRS ruling granting tax-exempt status. A fifteen member volunteer Board of Directors elected from the general public currently directs the operations of Lodi Adopt-A-Child. The Board of Directors meets on a monthly basis to conduct planning activities and to ensure the aims and goals are met in a timely manner.

Its genesis came from one police officer's desire to make a difference. *"There are children that fail in life because of missed opportunities to join productive groups and organizations or to receive a gift out of love."* He saw there were children in Lodi that were not going to have a Christmas and solicited assistance from his fellow officers to provide them with a toy and an article of clothing. On that first Christmas in 1989 Lodi Adopt-A-Child gave special gifts to 30 children and furnished a complete Christmas Dinner to the children and their families. In 2000 over 1270 children attended five parties and each received a toy of their choosing and an article of clothing; included were 340 new bikes, scooters, or tricycles.

Since that humble beginning in 1989, Lodi Adopt-A-Child has sponsored soccer teams, sent hundred of children to science, music and scout camps. Each September at least 100 children are provided with new school clothes and supplies. In January, Lodi Adopt-A-Child will begin several scouting programs on the Eastside for at-risk youth. The plans include a Cub Scout Pack, Boy Scout Troop and two Girl Scout Troops

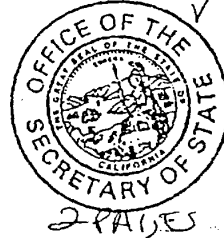
All of these programs are staffed by volunteers--no one associated with Lodi Adopt-A-Child receives a salary or financial gain of any means, nor are any of these programs funded with tax payers dollars. Every program has been funded either through fund raisers or generous gifts from the community. Lodi Adopt-A-Child is a locally grown, operated, controlled and funded foundation serving children in Lodi Unified School District for over thirteen years.





2033564

SECRETARY OF STATE



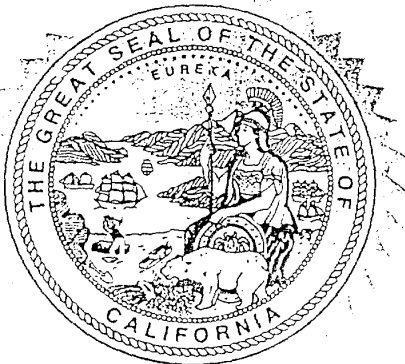
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I, *BILL JONES*, Secretary of State of the State of California, hereby certify:

That the attached transcript has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.

IN WITNESS WHEREOF, I execute  
this certificate and affix the Great  
Seal of the State of California this

AUG 21 1997



*Bill Jones*

Secretary of State

2033564

ENDORSED  
FILED

In the office of the Secretary of State  
of the State of California

AUG 15 1997

*Bill Jones*  
BILL JONES, Secretary of State

ARTICLES OF INCORPORATION

The name of this corporation is Lodi Adopt-A-Child.

This corporation is a nonprofit public benefit corporation and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law for charitable purposes. The specific purposes for which this corporation is organized are to provide charitable assistance to underprivileged and/or abused children within the area of Lodi and San Joaquin County.

The name and address in the State of California of this corporation's initial agent for service of process is:

Dennis E. Lewis  
230 West Elm Street  
Lodi, CA 95240

This corporation is organized and operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.

Notwithstanding any other provision of these Articles, the corporation shall not carry on any other activities not permitted to be carried on (1) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of (2) by a corporation contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code.

No substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf of, or in opposition to, any candidate for public office.

The names and addresses of the persons appointed to act as the initial Directors of this corporation are:

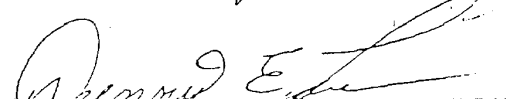
Dennis E. Lewis  
Patricia Galvan  
Debra A. Baker  
Deborah Bassett  
Patricia Pollock


336 Shady Acres Drive, Lodi, CA 95242  
1000 Lakewood, Lodi, CA 95240  
709 Alicante Drive, Lodi, CA 95240  
1311 Burgundy Court, Lodi, CA 95242  
6488 E. Kettleman Lane, Lodi, CA 95240


The property of this corporation is irrevocably dedicated to charitable purposes and no part of the net income or assets of the organization shall ever inure to the benefit of any director, officer or member thereof or to the benefit of any private person.

On the dissolution or winding up of the corporation, its assets remaining after payment of, or provision for payment of, all debts and liabilities of this corporation, shall be distributed to a nonprofit fund, foundation, or corporation which is organized and operated exclusively for charitable purposes and which has established its tax-exempt status under Section 501(c)(3) of the Internal Revenue Code.

Date: 22 May 1997

  
Dennis E. Lewis, Director


  
Patricia Galvan, Director

  
Debra A. Baker, Director

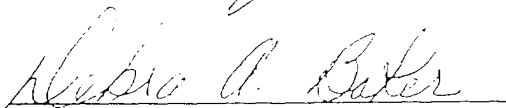
  
Deborah Bassett, Director

  
Patricia Pollock, Director

We, the above-mentioned initial directors of this corporation, hereby declare that we are the persons who executed the foregoing Articles of Incorporation, which execution is our act and deed.

  
Dennis E. Lewis, Director

  
Patricia Galvan, Director

  
Debra A. Baker, Director

  
Deborah Bassett, Director

  
Patricia Pollock, Director

INTERNAL REVENUE SERVICE  
DISTRICT DIRECTOR  
P. O. BOX 2508  
CINCINNATI, OH 45201

## DEPARTMENT OF THE TREASURY

Date: JUNE 12, 1998

LODI ADOPT A CHILD  
C/O DENNIS E. LEWIS  
P.O. BOX 2479  
LODI, CA 95241

Employer Identification Number:  
31-1580643

DLN:  
17053009002008

Contact Person:  
DONNA ABNER

Contact Telephone Number:  
(513) 684-2501

Accounting Period Ending:  
June 30

Foundation Status Classification:  
509(a)(1)

Advance Ruling Period Begins:  
August 21, 1997

Advance Ruling Period Ends:  
June 30, 2002

Addendum Applies:  
No

Dear Applicant:

Based on information you supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably expect to be a publicly supported organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

Accordingly, during an advance ruling period you will be treated as a publicly supported organization, and not as a private foundation. This advance ruling period begins and ends on the dates shown above.

Within 90 days after the end of your advance ruling period, you must send us the information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, we will classify you as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, we will classify you as a private foundation for future periods. Also, if we classify you as a private foundation, we will treat you as a private foundation from your beginning date for purposes of section 507(d) and 4940.

Grantors and contributors may rely on our determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you send us the required information within the 90 days, grantors and contributors may continue to rely on the advance determination until we make a final determination of your foundation status.

If we publish a notice in the Internal Revenue Bulletin stating that we

Letter 1045 (DO/CG)

\*THIS IS A COPY OF THE ORIGINAL DETERMINATION LETTER THAT WAS ISSUED ON 06/12/98

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## LODI ADOPT A CHILD

will no longer treat you as a publicly supported organization, grantors and contributors may not rely on this determination after the date we publish the notice. In addition, if you lose your status as a publicly supported organization, and a grantor or contributor was responsible for, or was aware of, the act or failure to act, that resulted in your loss of such status, that person may not rely on this determination from the date of the act or failure to act. Also, if a grantor or contributor learned that we had given notice that you would be removed from classification as a publicly supported organization, then that person may not rely on this determination as of the date he or she acquired such knowledge.

If you change your sources of support, your purposes, character, or method of operation, please let us know so we can consider the effect of the change on your exempt status and foundation status. If you amend your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, let us know all changes in your name or address.

As of January 1, 1984, you are liable for social security taxes under the Federal Insurance Contributions Act on amounts of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the private foundation excise taxes under Chapter 42 of the Internal Revenue Code. However, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please let us know.

Donors may deduct contributions to you as provided in section 170 of the Internal Revenue Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Donors may deduct contributions to you only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, gives guidelines regarding when taxpayers may deduct payments for admission to, or other participation in, fundraising activities for charity.

You are not required to file Form 990, Return of Organization Exempt From Income Tax, if your gross receipts each year are normally \$25,000 or less. If you receive a Form 990 package in the mail, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally \$25,000 or less, and sign the return. Because you will be treated as a public charity for return filing purposes during your entire advance ruling period, you should file Form 990 for each year in your advance ruling period that you exceed the \$25,000 filing threshold even if your sources of support do not satisfy the public support test specified in the heading of this letter.

Letter 1045 (DO/CG)

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## LODI ADOPT A CHILD

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$20 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$10,000 or 5 percent of your gross receipts for the year, whichever is less. For organizations with gross receipts exceeding \$1,000,000 in any year, the penalty is \$100 per day per return, unless there is reasonable cause for the delay. The maximum penalty for an organization with gross receipts exceeding \$1,000,000 shall not exceed \$50,000. This penalty may also be charged if a return is not complete. So, please be sure your return is complete before you file it.

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You are required to make your annual return available for public inspection for three years after the return is due. You are also required to make available a copy of your exemption application, any supporting documents, and this exemption letter. Failure to make these documents available for public inspection may subject you to a penalty of \$20 per day for each day there is a failure to comply (up to a maximum of \$10,000 in the case of an annual return).

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, we will assign a number to you and advise you of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

If you distribute funds to individuals, you should keep case histories showing the recipients' names, addresses, purposes of awards, manner of selection, and relationship (if any) to members, officers, trustees or donors of funds to you, so that you can substantiate upon request by the Internal Revenue Service any and all distributions you made to individuals. (Revenue Ruling 56-304, C.B. 1956-2, page 306.)

If we said in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

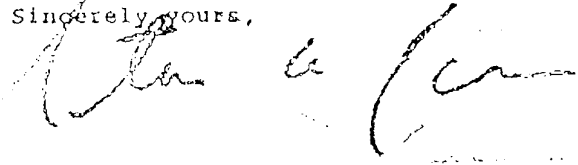
Because this letter could help us resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

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LODI ADOPT A CHILD

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,



District Director

Enclosure(s):  
Form 872-C

## PROGRAMS

Children are selected to participate in foundation programs by Lodi schools, Police Officers working a beat, the Office of Child Welfare and Attendance for the Lodi Unified School District, churches, Lodi House, San Joaquin County Department of Human Services and the Foundation.

The foundation uses the following criteria in selecting participants:

at or below 130% of Poverty level and/or,

abused or neglected children found in need of guidance counseling, direction or role models and/or

children at risk of forming gang relationships by seeking solutions through violence and/or

families with children at risk of becoming homeless or destitute due to economic situation, personal tragedy, or disaster.

### Annual Christmas "Wish" Program

Each Christmas Season Lodi Adopt-A-Child strives to fill that special Christmas wish of a disadvantaged child. Each child is asked what he/she would like Santa to bring in the way of an article of clothing and a toy. Last year the Foundation through the generous support of the citizens of Lodi filled the wishes of over 1270 children and granted the wish of a new bicycle, tricycle or scooter to 340 Children. This year there is a like amount of children on Santa's list of hopes and dreams.

### Annual School Clothes Shopping Spree

This past September 200 needy children were invited to participate in the shopping spree; each child is given a \$100 gift certificate to Wal\*Mart and is paired with a chaperone to help them in their fall clothing selections. A small breakfast party ends the day complete with clowns and a new backpack containing coupons, school supplies, and goodies donated by local residents and merchants.



## Scholarships

The Foundation currently funds disadvantaged children to attend various camps through the Lodi Unified School District, The Boy Scouts of America and other organizations.

## Scouting

Beginning January 2002, the Foundation will begin a Cub Scout Pack and a Boy Scout Troop on the Eastside of Lodi where local gangs have a solid foothold in our community. Before the end of the year two Girl Scout Troops will be formed as additional gang alternative programs. The Foundation Board of Directors feels the scouting program as offered by Boy Scouts of America and Girl Scouts of America is a tried and true program for youth at risk. After all, the father of Scouting, Lord Baden Powell, began scouting with gangs of youth in London England.

## Emergency Assistance

When families are struck with financial disasters such as fire, loss of job, death of major breadwinner and the like Lodi Adopt-A-Child will step in and assist the children through purchase of school clothing and other personal necessities.

Each of these Lodi Adopt-A-Child programs is designed to underline that hopes and dreams do come true. The Board believes that children born or brought into a world of untold hardships can be encouraged to "reach for the stars." We are very excited about the prospects of the scouting programs. Gangs depend on an "us vs. them" mentality and develops a closeness like that found in a family. Scouting does provide a healthy alternative.

## USE OF FACILITY

The facility will be used at least four evenings a week by the Boy Scout and Girl Scout programs and attendant parents' organization and the Adopt-A-Child Board of Directors meetings. The facility will also be used for fund raisers and foundation sponsored events. By the end of the year we anticipate at least 100 young people will be involved in the scouting programs alone. At least ninety-percent of the facility will be used by the Foundation. The basement area will be used for record storage, storage of bicycles, large gift donation and scouting supplies. There is space for two or three offices that could be used by others. Of course, Adopt-A-Child will share its space with others, keeping in mind the mission, goals and programs of the Lodi Adopt-A-Child Foundation.

Attached is a plan for tenant improvements and cost estimate.



RENOVATE - IT CONSTRUCTION, INC.  
627 E. OAK ST., SUITE C  
LODI, CA. 95240  
(209) 367-8765 FAX (209) 367-4320  
renovate@softcom.net  
CALIFORNIA CONTRACTORS LICENSE NUMBER 607395

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November 16, 2001

Dennis Lewis  
Lodi Adopt A Child

Re: 100 E. Pine St., Lodi

Dear Dennis:

We are pleased to present the following bid proposal for the upcoming Tennant Improvement. Our bid proposal is based on a site visit with you.

If you have any questions, or require clarification on any information provided, please feel free to contact me at (209) 367-8765. We look forward to a successful project with you.

Respectfully Submitted,  
Renovate- It Construction, Inc.

*Tim Preszler*  
Tim Preszler,  
President

RENOVATE – IT CONSTRUCTION, INC.  
627 E. OAK ST., SUITE C  
LODI, CA. 95240  
(209) 367-8765 FAX (209) 367-4320  
renovate@softcom.net  
CALIFORNIA CONTRACTORS LICENSE NUMBER 607395

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**PROPOSAL**

Lodi Adopt A Child

November 15, 2001

Attn: Dennis Lewis

RE: 100 E. Pine St., Lodi

I/We Propose to furnish all materials and perform all labor in a workmanlike manner to complete the following per plans:

1.) **ELECTRICAL:**

Demo lights, repair, and cap conduits on roof  
Main office add circuits or re-circuit to accommodate computers up to seven locations, one copy machine 12 t-bar fixtures 3-lamp type  
Executive office (2) per office add circuits or re-circuit to accommodate one computer, inkjet printer and laser printer. Install 4 4 light fluorescent fixtures and provide a/b switching.  
Storage room replace fixtures with 5 2 light fluorescent fixtures.  
Conference room add 6 4 light fluorescent fixtures. Demo as needed.  
Assembly rooms install 12 4 lamp fluorescent fixtures.  
Basement repair conduits as required and repair existing fixtures.  
Price contingent on review of final plans. No provisions for phone/data, CATV or security wiring

2.) **FLOORING:**

Material and Installation to include  
3600 sq. ft. VCT tile (80 cartons)  
44 yards Meditech vinyl  
700 Cove Rubber Base  
266.66 yards commercial carpet  
70 yards commercial pad  
Rubber transition molding w/ steel track to VCT  
70 sheets 3/8" particleboard

3.) **Window Replacement (4) 8x8 storefront panels**

4.) **Framing and Drywall:**

(1) 12' x 10' wall, wall repairs throughout due to paneling removal, wall removal, damages, leaks, patches, and door installation.

5.) **Removal:**

- a. Wood frame plywood wall tape room
- b. Walk in cold storage box
- c. Arch

d. Wood benches (2)

6.) PAINTING:

exterior walls, ceiling, doors, paint entire exteriors

7.) Approximately 12 new doors and door hardware (5) prehung and (7) Doors only

8.) Supply and install 10 cartons ceiling tile that need to be changed prior to painting ceiling

9.) Pour back concrete after floor drain removal

10.) ROOFING:

Remove the existing gravel surfaced built-up roofing and HVAC duct work and properly dispose of the material. Next we will re-roof this area with a four ply built-up roofing system consistent of: Applying one layer of fiberglass base sheet nailed to the roof deck, followed by, two layers of fiberglass ply IV sheet hot mopped on with approximately 25 lbs. Of hot asphalt per square per layer, followed by one layer of 72 lb. Granulated cap sheet hot mopped on with approximately 25 lbs of hot asphalt per square, next, if the built – up is the only roofing replaced, we will install all new barrel ridge with flashban windblock.

Remove the existing bartile and properly dispose of the material. Next if the roof is solid sheeted we will install on layer of 30lbs. Felt underlayment followed by 1x2 redwood batts followed by one layer of Monier/ lifetile standard weight tile, standard weight tile, standard colors.

If city inspector wants proper slope, there will be an additional charge.

Any low spots or additional drainage will be extra.

11.) Exterior stucco patches

12.) Roof Gutter, remove old, install new, and also new downspouts

13.) Remove all paneling off interior walls and dump

14.) Remove bars from all windows and dump

15.) Remove curly designs off roof gables

16.) Plug 2 A.C. holes above windows with plywood.

17.) Remove metal siding off exterior opening one will have exposed window and the other two will have ship lap exterior siding.

18.) PLUMBING:

Main Bathrooms:

Remove the old bathroom fixtures in order to allow bathroom remodel. Will re-install some of the same fixtures and provide and install new handicap fixtures as needed to complete the remodel. Includes capping off unnecessary plumbing lines (may need to convert men's and women's bathrooms from three stall to two stall to meet handicap requirements), install handicap bars, install handicap urinal, and handicap faucets.

Single Bathroom:

Recommend removing and capping off all plumbing lines due to location of bathroom between two entryways. If not, we will repair toilet and faucets in order to put in working order.

Shower Bathroom:

Remove old shower and install new shower stall, install new toilet, sink and faucet. Does not include shower doors. Will re-route hot water lines down into the basement for the new location of hot water tank.

Water heater:

Provide and install new 40 gallon, electric water heater

Old Kitchen/Office Area:

Will cap off and remove all existing floor sinks, four (4) and repair leaking pipes in basement. Will cap off all the plumbing as needed to eliminate unnecessary pipes out of wall. Remove the refrigeration/cooling system.

19.)HVAC:

Disconnect and take off roof the existing packaged units to allow roofers to make repairs. Will clean the return air vents, re-install old equipment, clean units, run them, and check them for operations and safety.

Recommend replacing old units rather than investing the \$950.00 per unit to remove, re-install, clean and then test. It is apparent by the age of the units that there could be excessive costs to attempt a repair.

For (1), 5 ton, three phase, gas/electric, 10 seer packaged unit. Includes crane, units, stand and all other labor and materials needed

AC Repair and Service

Will manufacture new plenum, install new metal ductwork and install new programmable thermostats. There is about 45' of metal

Duct work that has to be replaced because it is rusted and leaking and has to be removed for the new roof anyway.

Air Conditioning Install

Remove three existing above doorway window units that are cooling only and replace with two ductless split system that will provide quiet heat and cooling.

20.)Remove sign off roof and leave post and support.

21.)Plug (1) mail slot

22.)Install (6) pieces of L-Trim on stucco edge at exterior doors.

23.)Remove torn canopy above west entrance.

24.)Remove all exterior wall signage

25.)Modify men's and women's restroom to meet handicap dimensions

26.)Approved plans included.

27.)Remove 3 rd. restroom and create opening to enter other side of building.

All of the above work to be completed in a workmanlike and a substantial manner according to standard practices for the sum of: One Hundred Ninety Eight Thousand Eight Hundred Seventy Seven Dollars \$ 198,877.00


Exclusions:

- 1.) Permit Fees
- 2.) Fire Sprinklers
- 3.) Asbestos Removal

Note:

- 1.) This proposal may be withdrawn by us if not accepted within 60 days.

RESPECTIFULLY SUBMITTED,

  
TIM PRESZLER  
PRESIDENT

## CONDITIONS OF PROPOSED LEASE

Lodi Adopt-A-Child Foundation is requesting from the City of Lodi a twenty-year lease at \$1.00 per year. The quid pro quo is that Adopt a Child will invest nearly \$200,000 in tenant improvements in the facility. It is expected the City will turn the building over to the Foundation free of all asbestos and structural defects. i.e. a roof that does not leak and a clean termite report. The Foundation would also ask the City to waive all building permits and fees.

Lodi Adopt-A-Child is ready to begin tenant improvements within two months of being notified the building is ours. During this two month period the Foundation will obtain the necessary loan of funds for building improvements and hire a contractor to do the necessary work. Lodi Adopt-A-Child Foundation will invest nearly \$200,000 in tenant improvements. The Foundation has been assured by two members of the community they will guarantee the loan. The loan will be repaid by donations directly for the project. To date, we have firm commitments of \$25,000 dollars for the project.



## OVERSIGHT

The activities of Lodi Adopt a Child are overseen by a fifteen member Board of Directors. Members of the Board are not paid and are expected to make a financial commitment to the foundation, as well as work on fund raisers. The Foundation has never relied on tax dollars or subsidization and has no paid staff. Every dollar donated to Lodi Adopt a Child goes to benefit children; administrative expenses are provided through fund raisers. The Members of the Board of Directors are:

Dennis Lewis, President of the Board and Lodi Police Officer  
Deborah Bassett, Executive Secretary and  
Chris Aldritt, Branch Manager Well Fargo Bank  
Jan Bauer, College Student  
Nancy Brakensiek, former Assistant Branch Manager Bank of America  
Patricia Freeman, retired  
Jerry Glenn, former Assistant City Manager of Lodi and retired City  
Manager of the City of Galt. Part time Realtor  
Deborah Hegwer, Teen Pregnancy Counselor  
Randy Heinitz, Owner of Town and Country Properties  
Rose Lazzaro, Realtor  
Mary Parkins, Transportation Employee with LUSD  
Amy Pedersen, Homemaker  
Shawnette Roper, Homemaker  
Rita Rott, Realtor  
Vacant Position

## FINANCIAL CONDITION

Included are the latest audited financial statements and an operating budget for the year 2002. The foundation pays for maintenance and operation from fund raisers and donations. Fund raisers include the annual "Hot Rod and Harley Show" and the "Swing for a Child" golf tournament. Beginning in the spring of 2002 Lodi Adopt-A-Child will be sponsoring an additional annual event, a Fishing Derby.

LODI ADOPT-A-CHILD  
(A Nonprofit Corporation)

FINANCIAL STATEMENTS

JUNE 30, 2000

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# SWINNEY KIEHN & DUNCAN

CERTIFIED PUBLIC ACCOUNTANTS

1820 W. KETTLEMAN LANE, SUITE A  
POST OFFICE BOX 2029  
LODI, CA 95241-2029  
LODI (209) 339-0100 · FAX (209) 333-8186 · STOCKTON (209) 465-0100

GERALD R SWINNEY, CPA  
GEORGE A KIEHN, CPA  
DAVID L DUNCAN, CPA

To the Board of Directors  
Lodi Adopt-A-Child  
(A Nonprofit Corporation)  
Lodi, California

We have audited the accompanying statement of financial position of Lodi Adopt-A-Child (A Nonprofit Corporation) as of June 30, 2000, and the related statements of activities, functional expenses and cash flows for the year then ended. These financial statements are the responsibility of Lodi Adopt-A-Child's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Lodi Adopt-A-Child (A Nonprofit Corporation) as of June 30, 2000, and the results of its operations for the year then ended in conformity with generally accepted accounting principles.

*Swinney Kiehn & Duncan*

Lodi, California  
July 30, 2001

LODI ADOPT-A-CHILD  
(A Nonprofit Corporation)  
STATEMENT OF FINANCIAL POSITION  
JUNE 30, 2000

ASSETS

CURRENT ASSETS

Cash in Bank	\$	5,177
Inventory - Supplies		300
Prepaid Expenses		<u>3,300</u>

Total Current Assets		8,777
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PROPERTY & EQUIPMENT, at cost

Furniture & Fixtures	\$	11,600
Equipment & Computers		<u>16,266</u>
		27,866
Less Accumulated Depreciation		<u>(4,633)</u>

Net Property & Equipment		<u>23,233</u>
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Total Assets		<u><u>\$ 32,010</u></u>
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LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

Accounts Payable	\$	<u>1,289</u>
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Total Current Liabilities		<u>1,289</u>
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Total Liabilities		1,289
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NET ASSETS

		<u>30,721</u>
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Total Liabilities & Partners' Equity		<u><u>\$ 32,010</u></u>
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See Auditors' Report and  
Notes to Financial Statements

LODI ADOPT-A-CHILD  
 (A Nonprofit Corporation)  
 STATEMENT OF ACTIVITIES  
 FOR THE YEAR ENDED JUNE 30, 2000

	<u>Year to Date</u>
PUBLIC SUPPORT AND REVENUE	
PUBLIC SUPPORT	
Contributions	\$ 35,715
Fundraising Events	<u>36,210</u>
Total Public Support	<u>71,925</u>
REVENUE	
Sales of Merchandise	3,888
Less Cost of Merchandise Sold	<u>(3,131)</u>
Total Revenue	<u>757</u>
Total Public Support and Revenue	<u>72,682</u>
EXPENSES	
Program Services	<u>41,264</u>
Support Services	
Management and General	4,965
Fundraising	<u>5,970</u>
Total Support Services	<u>10,935</u>
Total Expenses	<u>52,199</u>
CHANGE IN NET ASSETS	20,482
NET ASSETS AT BEGINNING OF YEAR	<u>10,238</u>
NET ASSETS AT END OF YEAR	<u><u>\$ 30,721</u></u>

See Auditors' Report and  
 Notes to Financial Statements

LODI ADOPT-A-CHILD  
(A Nonprofit Corporation)  
STATEMENT OF FUNCTIONAL EXPENSES  
FOR THE YEAR ENDED JUNE 30, 2000

	<u>Support Services</u>				
	Total Program Services	Management and General	Fund- Raising	Total Support Services	Total Expenses
Christmas Program	\$ 12,057	\$ 0	\$ 0	\$ 0	\$ 12,057
Childspree-Clothing	4,051	0	0	0	4,051
Direct Grants	2,739	0	0	0	2,739
Occupancy Expenses	5,249	656	656	1,312	6,561
Utilities	1,894	237	237	474	2,368
Building Rent	5,760	720	720	1,440	7,200
Printing & Postage	2,252	281	281	563	2,815
Administrative Expenses	0	455	0	455	455
Insurance	983	982	0	982	1,964
Other Fundraising	0	0	2,765	2,765	2,765
Supplies	2,060	258	258	515	2,575
Telephone	3,249	406	406	812	4,061
Depreciation Expense	970	970	648	1,618	2,588
Total Functional Expenses	<u>\$ 41,264</u>	<u>\$ 4,965</u>	<u>\$ 5,970</u>	<u>\$ 10,935</u>	<u>\$ 52,199</u>

See Auditor's Report and  
Notes to Financial Statements



LODI ADOPT-A-CHILD  
 (A Nonprofit Corporation)  
 STATEMENT OF CASH FLOWS  
 FOR THE YEAR ENDED JUNE 30, 2000

CASH FLOWS FROM OPERATING ACTIVITIES

Change in Net Assets	\$ 20,482
Adjustment to Reconcile Net Income to Net Cash from Operating Activities	
Depreciation	2,589
(Increase) Decrease Current Assets	
Prepaid Expenses	(1,200)
Increase (Decrease) Current Liabilities	
Accounts Payable	<u>1,128</u>
NET CASH FLOWS FROM OPERATING ACTIVITIES	<u>22,999</u>

CASH FLOWS FROM (USED) INVESTING ACTIVITIES

Purchase of Capital Assets	<u>(18,837)</u>
NET CASH FLOWS FROM (USED) INVESTING ACTIVITIES	<u>(18,837)</u>

CASH FLOWS FROM FINANCING ACTIVITIES

NET CASH FLOWS FROM FINANCING ACTIVITIES	<u>0</u>
NET INCREASE (DECREASE) IN CASH	4,163
CASH BALANCE, BEGINNING	<u>1,014</u>
CASH BALANCE, ENDING	<u><u>\$ 5,177</u></u>

See Auditors' Report and  
 Notes to Financial Statements

LODI ADOPT-A-CHILD  
(A Nonprofit Corporation)  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2000

NOTE 1. ORGANIZATION AND NATURE OF OPERATIONS

Lodi Adopt-A-Child, is a Not-For-Profit corporation organized in California on August 21, 1997.

The Organization is governed by a volunteer board of directors drawn from civic leaders, business people and parents in the northern San Joaquin County area.

Lodi Adopt-A-Child was established to provide charitable assistance to underprivileged children and/or abused children within the area of Lodi and San Joaquin County.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES

A summary of the significant accounting policies applied to the preparation of the accompanying financial statements follows:

*Financial Statement Presentation*

Lodi Adopt-A-Child has adopted Statement of Financial Standards (SFAS) No. 117, *Financial Statements of Not-for-Profit Organizations*. Under SFAS No. 117, the Organization is required to report information regarding its financial position and activities according to three classes of net assets: Unrestricted net assets, temporarily restricted net assets and permanently restricted net assets. In addition, the Organization is required to present a statement of cash flows.

The unrestricted operating net assets represent revenues and expenses related to the operation and management of the Organization's primary programs and supporting services.

*Property and Equipment*

Purchased property and equipment are stated at cost. Donated property and equipment is stated at the estimated fair market value at the date of donation. Depreciation is computed by the straight-line method over useful lives ranging from five to ten years.

*Income Taxes*

Lodi Adopt-A-Child is exempt from federal income taxes under IRC Sec. 501 (c)(3) and state income tax under section 23701 of the California Revenue and Taxation Code.

*Donated Services*

No amounts have been reflected in the statements for donated services since an objective basis is not available to measure the value of such services; However, a substantial number of volunteers have donated a significant amount of their time in the Organization's program services and its fund-raising campaigns.

LODI ADOPT-A-CHILD  
(A Nonprofit Corporation)  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2000

*Use of Estimates*

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions. This will affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reported period. Actual results could differ from these estimates.

*Functional Allocation of Expenses*

The costs of providing the various programs and other activities have been summarized on a functional basis in the statement of activities.

Costs are allocated between fund-raising, management and general or the appropriate program based on evaluations of the related benefits. Management and general expenses include those expenses that are not directly identifiable with any other specific function but provide for the overall support and direction of the Organization.

*Investments*

Investments in marketable securities with readily determinable fair values and all investments in debt securities are reported at their fair values in the statement of financial position. Unrealized gains and losses are included in the change in net assets.

*Cash and Cash Equivalents*

For purposes of the statements of cash flows, the Organization considers all highly liquid investments available for current use with an initial maturity of three months or less to be cash equivalents.

NOTE 3. OPERATING LEASE

Lodi Adopt-A-Child conducts its operations in a leased office located in Lodi, California. The office is leased from an unrelated, third party. The lease is classified as an operating lease with minimum rental commitments at June 30, 2000 as follows:

Year Ended June 30, 2001	\$ 7,200
Year Ended June 30, 2002	<u>6,600</u>
	<u>\$13,800</u>

Rent expense under this lease was \$7,200 for the year ended June 30, 2000.

## 2002 Income (Estimated)

Income	Description
\$ 7,500.00	Angel Recognition Dinner
\$ 18,800.00	Golf Tournament
\$ 13,895.00	Hot Rod & Harley Show
\$ 5,000.00	Vehicle Raffle
\$ 3,225.00	Trout Fishing Derby (New in 2003)
\$ 78,000.00	Solicited Funds
\$ 60,000.00	Scouting Grant
\$ 500.00	Miscellaneous (Street Faire, Beer Fest, Etc.)
\$ 10,000.00	Annual Gift by two Families (Loan Pmnt)

\$ 148,500.00 Projected 2002 Income

**\$ 34,245.00** ***Checking Account Balance after Christmas 2001***

\$ 182,745.00 Total Estimated Income 2002

\$ 170,210.72 Projected Expenses

\$ 12,534.28 Income/Expenses

**Note:** *The anticipated Scouting Budget for 2003 will be \$26,589 for 40 additional youth.*

# **Angel Recognition Dinner** (Black Tie Optional)

Income	Description
\$ 7,000.00	200 Dinners @\$35 each
\$ 500.00	General Raffle

\$ 7,500.00	Projected Income
\$ 7,007.00	Projected Expenses
\$ 493.00	Income/Expenses

## Golf Tournament

Income	Description
\$ 10,800.00	144 Golfers @ \$75 Each
\$ 2,300.00	Tee Sponsors
\$ 200.00	Mulligans
\$ 1,200.00	Raffle Sales
\$ 1,500.00	General Mills Donation for Dinner
\$ 2,000.00	American Golf Reimbursement
\$ 800.00	POA Donation (Towel Sponsor)

\$ 18,800.00	Projected Income
\$ 6,125.00	Projected Expenses
<hr/>	
\$ 12,675.00	Income/Expenses

## Hot Rod Harley Extravaganza

Income	Description
\$ 1,875.00	15 Vendors @ \$125 Each
\$ 900.00	60 Motorcycle Registrations @ \$15 each
\$ 2,500.00	100 Car Registrations @ \$25 each
\$ 1,000.00	100 Poker Run Registrations @ \$10 each
\$ 1,000.00	Soda & Water Sales
\$ 3,000.00	Beer Sales
\$ 100.00	Income from Jumper Tickets
\$ 1,000.00	Raffle Income
\$ 300.00	50/50 Raffle
\$ 150.00	LAAC Cookbooks, Shirts, Hats, Pins
\$ 1,000.00	2000 Entry Tickets @ \$1 per person
\$ 200.00	General Donations
\$ 870.00	Damage Deposit (Refund by City of Lodi)

\$ 13,895.00	Projected Income
\$ 6,250.00	Projected Expenses
\$ 7,645.00	Income/Expenses

**Vehicle Raffle**  
(1967 Austin Healy)

Income	Description
\$ 5,000.00	500 Raffle Tickets @ \$10 each

\$ 5,000.00	Projected Income
\$ 2,200.00	Projected Expenses
<hr/>	
\$ 2,800.00	Income/Expenses



# **Trout Fishing Derby** (Lake Amador)

Income	Description
\$ 1,500.00	100 Pre-Registrations
\$ 500.00	20 Registrations on Event Day
\$ 500.00	100 Raffle Tickets @ \$5 each
\$ 625.00	5 Vendor Fees
\$ 100.00	Donations

\$ 3,225.00 Projected Income

\$ 2,824.00 Projected Expenses

---

\$ 401.00 Income/Expenses

## Miscellaneous Income

Income	Description
\$ 500.00	Street Faires, Beer Fest, etc.

\$	500.00	Projected Income
\$	150.00	Projected Expenses
\$	350.00	Income/Expenses

## 2002 Expenses

Amount	Description
\$ 200.00	Garbage (Central Valley Waste)
\$ 1,500.00	PG&E
\$ 1,460.00	Building Maintenance
\$ 160.00	Newspaper subscriptions
\$ 5,800.00	Office Supplies
\$ 3,700.00	Liability, D&O, Sexual Harassment Ins.
\$ 225.00	County Property Tax
\$ 20.00	State Corporation Fees
\$ 500.00	Internet Connection
\$ 150.00	LDCC Functions/Activities
\$ 135.00	Post Office Box Rent
\$ 300.00	Bulk Mail Annual Fees
\$ 175.00	Franchise Tax Board
\$ 340.00	Postage
\$ 160.00	Street Faire Fees
\$ 4,500.00	Office Efficiency Upgrade
\$ 844.00	Scouting (Charter Expenses Only)
\$ 5,000.00	Computer Repairs/Upgrades
\$ 750.00	Non-Profit Education Seminars/updates
\$ 1,700.00	City Electricity, Utilities & Garbage
\$ 7,200.00	Rent
\$ 5,223.00	Pacific Bell
\$ 5,800.00	Office Supplies & Equipment
\$ 1,460.00	Building Repairs/Maintenance
\$ 22,206.00	Fundraising Events:
	Angel Recognition Dinner \$ 7,007.00
	Golf Tournament \$ 6,125.00
	Hot Rod & Harley Show \$ 6,250.00
	Fish Derby (Estimated Expenses) \$ 2,824.00
	Vehicle Raffle Expenses \$ 2,200.00
\$100,616.72	Programs:
	Shopping Spree \$11,608.00
	Christmas \$29,621.00
	Scouting \$57,537.72
	Specials/Emergency Assistance \$ 1,850.00
\$ 150.00	Miscellaneous
\$170,274.72	Total

**Note:** *The anticipated Scouting Budget for 2003 will be \$26,589 for 40 additional youth.*

## Office Supplies

Amount	Description
\$ 300.00	Toner for Copy Machines
\$ 1,850.00	Maintenance Contract for 6060 Copier
\$ 200.00	Copier Repairs
\$ 150.00	Drinking Water
\$ 50.00	Misc Bank Fees (Checks, Bank Chgs, etc.)
\$ 2,500.00	Paper products & supplies
\$ 750.00	Misc Office Equipment
	Director Name Badges
	Rubber Bands
	Rubber Stamps
	Ink for stamp pads
	Pencil lead
	Coffee, Filters, etc.
	Volunteer Soda, Food, Snacks
	Other
<hr/>	
\$ 5,800.00	Total

## Building Expenses/Maintenance

Amount	Description
\$ 260.00	Cleaning supplies, light bulbs, etc
\$ 600.00	Pest Mgmt
\$ 600.00	Building Maintenance:
	Plumbing Repairs \$ 100.00
	Window Repairs \$ 250.00
	Plaster, Lumber, Screws, Nails, etc. \$ 250.00

---

\$ 1,460.00 Sub Total

## Scouting (Charter)

Amount	Description
\$ 80.00	Leadership Fees
\$ 110.00	Office Supplies
\$ 250.00	Uniforms & Equipment
\$ 200.00	Training
\$ 204.00	Postage

---

\$ 844.00 Total

## Scouting Budget

Amount	Description
\$32,719.14	*Scout Start-up Costs (Boys)
\$24,818.58	*Scout Start-up Costs (Girls)

---

\$57,537.72 Total for 4 Scouting Units w/110 youth

\*See attached Scouting Budget for details

## Christmas Program

Amount	Description
\$ 400.00	8 2x5 Newspaper Display Ads
\$ 225.00	Film
\$ 7,560.00	Meat for Food Baskets
\$ 400.00	Scotch Tape
\$ 60.00	Parade of Lights Fees
\$ 500.00	Bulk Mail
\$ 476.00	1st Class Stamps
\$ 6,000.00	Bicycle Helmets
\$ 7,500.00	Toys
\$ 5,000.00	Clothing
\$ 1,500.00	Miscellaneous

---

\$29,621.00 Total



## Spree Program

Amount	Description
\$ 10,000.00	Clothing
\$ 1,000.00	Backpacks
\$ 408.00	Postage (1st Class Stamps)
\$ 200.00	4 2x5 Newspaper Display Ads

---

\$ 11,608.00 Total

## Emergency/Special Program

Amount	Description
\$ 1,350.00	Special Programs:
	Team Sponsorships \$ 350.00
	Science, Summer Camp, etc. \$1,000.00
\$ 500.00	Other
<hr/>	
\$ 1,850.00	Total

## **Fish Derby (Estimated)**

Amount	Description
\$ 120.00	Bulk Mail
\$ 204.00	Postage (1st Class Stamps)
\$ 200.00	4 2x5 Newspaper Display Ads
\$ 150.00	Food Items to Sell at Event
\$ 1,500.00	Cash Prizes
\$ 350.00	Paper, Posters, Flyers
\$ 300.00	Event Pins

---

\$ 2,824.00 Total (Estimated Expenses-First Time Event)

## Hot Rod Harley Fundraising (Expenses)

Amount	Description
\$ 90.00	Banner
\$ 200.00	4 2x5 Newspaper Display Ads
\$ 1,000.00	Beer
\$ 300.00	Kid Jumpers
\$ 750.00	Food items to sell
\$ 250.00	Soda & Water to sell
\$ 870.00	Damage Deposit (City to Refund)
\$ 200.00	Lake Entry Tickets for participants
\$ 200.00	Signs, Stakes, staples for event
\$ 1,500.00	Trophies and plaques
\$ 340.00	Postage
\$ 300.00	Port-Potties
\$ 250.00	Miscellaneous

---

\$ 6,250.00 Total

## **Golf Tournament** (Expenses)

Amount	Description
\$ 300.00	Pins
\$ 800.00	Towels, Caps, Shirts
\$ 600.00	Newspaper Display
\$ 2,000.00	Course Fees
\$ 400.00	Prizes
\$ 250.00	Misc (Signs, Stakes, Supplies, Other)
\$ 125.00	Film/Developing
\$ 150.00	Chamber Flyers
\$ 1,500.00	Lunch & Dinner

---

\$ 6,125.00 Total

**Angel Recognition Dinner**  
(Black Tie Optional)

Amount	Description
\$ 300.00	8 Awards & Plaques
\$ 348.00	12 Angel Awards
\$ 200.00	4 2x5 Newspaper Displays
\$ 15.00	RSVP Card Stock
\$ 900.00	Facility Rental
\$ 150.00	Raffle
\$ 204.00	Postage
\$ 75.00	Chamber Flyers
\$ 225.00	Decorations
\$ 700.00	Entertainment
\$ 3,000.00	Dinner
\$ 140.00	Desert
\$ 500.00	Liquor
\$ 250.00	Miscellaneous

---

\$ 7,007.00 Total

## Vehicle Raffle (Expenses)

Amount	Description
\$ 1,500.00	Vehicle Purchase
\$ 500.00	Repairs
\$ 200.00	4 2x5 Newspaper Display Ads

---

\$ 2,200.00 Total

## Miscellaneous

Amount	Description
\$ 150.00	Brochures (Paper, Toner, etc.)

---

\$ 150.00 Total



## Scouting Totals

Scouting Budget For First Year				
Total	LAAC Cost	Description	Actual Cost	Family Cost
\$ 1,282.35	\$ 1,282.35	Basic Troop Start-up Costs to begin Boy Scout Meetings	\$ -	
\$ 3,129.75	\$ 1,043.25	Boy Scout Camping Equipment per Patrol (3 Patrols)	\$ -	
\$ 2,722.55	\$ 129.65	*Uniform Costs per Boy Scout (21 Scouts)	\$ 144.05	\$ 14.41
\$ 4,347.95	\$ 207.05	Individual Boy Scout Camping Equipment (10 Scouts)	\$ 230.05	\$ 23.01
\$ 2,739.06	\$ 2,739.06	Cub & Tiger Scout Start-up Costs to begin Pack/Den Meetings		
\$ 1,108.35	\$ 1,108.35	Cub & Tiger Scout Craft Start-up Costs Den Meetings		
\$ 8,032.50	\$ 382.50	*21 Annual Boy Scout Fees (BSA Reg, Camping, Dues, etc)	\$ 473.00	\$ 90.50
\$ 3,402.00	\$ 162.00	21 Annual Cub Scout Fees (BSA Reg, Camping, Dues, etc)	\$ 235.00	\$ 73.00
\$ 467.55	\$ 46.76	10 Tiger Cub Uniforms	\$ 51.95	\$ 5.20
\$ 252.00	\$ 25.20	10 Tiger Cub Adult Uniforms	\$ 28.00	\$ 2.80
\$ 2,402.19	\$ 114.39	21 Cub Scout Uniforms	\$ 127.10	\$ 12.71
\$ 1,274.85	\$ 127.49	10 WEBLOS Scout Uniforms	\$ 141.65	\$ 14.17
\$ 1,558.05	\$ 1,558.05	5% Emergency/Contingency Fund		
<b>\$ 32,719.14</b>	<b>Total Cost To Begin &amp; Operate Boy Scout Program for 62 youth in first year</b>			

Anticipated Income During First Year		
Total	Income	Description
\$ 1,328.57	\$ 30.00	Per Scout Family (Annual Dues) based on 62 Youth (43 Families in LAAC Scouting Pgm [1.4 youth per family])
\$ 1,116.00	\$ 18.00	BSA Fees for 62 Scouts
<b>\$ 2,444.57</b>	<b>Total</b>	

Anticipated Annual BSA Expenditures		
Total	Amount	Description
\$ 434.00	\$ 7.00	BSA Registration
\$ 186.00	\$ 3.00	Insurance Fees
\$ 496.00	\$ 8.00	Boys Life (Omit if Duplicate in family)
<b>\$ 1,116.00</b>	<b>Total Expenditure of Income</b>	
\$ 2,444.57	Annual Scouting Income	
\$ 1,116.00	Annual BSA Expenditures	
<b>\$ 1,328.57</b>	<i>Annual Income to fund ceremonies, camperships, purchase awards, first aid kits, rope, and material to build &amp; maintain Patrol Boxes, etc.</i>	

NOTE: The above is based on 62 male youth in the LAAC Scouting Program for one year.

Scouting Budget For Second Year		
Total	Cost	Description
\$ -	\$ -	Basic Scout Troop Start-up Costs to begin Troop Meetings
\$ 1,043.25	\$ 1,043.25	Purchase/Replace/Replenish Troop Camping Equipment
\$ 1,296.45	\$ 129.65	Boy Scout Uniform Costs per Scout (10 Scouts)
\$ 2,070.45	\$ 207.05	Individual Scout Camping Equipment (10 Scouts)
\$ 1,143.90	\$ 114.39	Uniforms for 10 New Cub Scouts
\$ 1,108.35	\$ 1,108.35	Crafts for Cub Scout Program
\$ 1,620.00	\$ 162.00	10 BSA, Pgm, Camping, etc for Cub Scouts
\$ 3,825.00	\$ 382.50	10 BSA, Pgm, Camping, etc for Boy Scouts
\$ 605.37	\$ 605.37	5% Emergency/Contingency Fund
<b>\$ 12,712.77</b>	<b>Total</b>	

**Scouting II Budget**  
(Girl Scouts of America)

<b>Girl Scout Budget For First Year</b>				
Total	LAAC Cost	Description	Actual Cost	Family Cost
\$ 1,903.90	\$ 1,903.90	Basic Troop Start-up Costs to begin Girl Scout Meetings	\$ 1,903.90	\$ -
	\$ 1,043.25	*Girl Scout Camping Equipment per Patrol (2 Patrols)	\$ 1,043.25	\$ -
	\$ 207.05	*Individual Scout Camping Equipment (15 Scouts)	\$ 230.05	\$ 23.01
\$ 9,180.00	\$ 382.50	24 Annual Brownie Scout Fees (BSA Reg. Camping, Dues, etc)	\$ 473.00	\$ 90.50
\$ 9,180.00	\$ 382.50	24 Annual Junior Scout Fees (BSA Reg. Camping, Dues, etc)	\$ 473.00	\$ 90.50
\$ -	\$ 382.50	*15 Annual Cadette Scout Fees (BSA Reg. Camping, Dues, etc)	\$ 473.00	\$ 90.50
\$ -	\$ 382.50	*15 Annual Senior Scout Fees (BSA Reg. Camping, Dues, etc)	\$ 473.00	\$ 90.50
\$ 1,661.04	\$ 69.21	24 Brownie Scout Uniforms (Grades 1 - 3)	\$ 76.90	\$ 7.69
\$ 1,711.80	\$ 71.33	24 Junior Scout Uniforms (Grades 3 - 6)	\$ 79.25	\$ 7.93
\$ -	\$ 71.33	*15 Cadette Scout Uniforms (Grades 6 - 9)	\$ 79.25	\$ 7.93
\$ -	\$ 71.33	*15 Senior Scout Uniforms (Grades 9 - 12)	\$ 79.25	\$ 7.93
\$ 1,181.84	\$ 1,181.84	5% Emergency/Contingency Fund		
		* Cadette & Senior Program to begin Spring of 2003		
<b>\$ 24,818.58 Total Cost To Begin &amp; Operate Girl Scout Program for 48 youth in first year</b>				

Anticipated Income During First Year		
Total	Income	Description
\$ 1,028.57	\$ 30.00	Per Scout Family (Annual Dues) based on 48 Youth (34 Families in LAAC Scouting Pgm [1.4 youth per family])
\$ 864.00	\$ 18.00	GSA Fees for 48 Scouts
<u>\$ 1,892.57</u>	Total	
Anticipated Annual GSA Expenditures		
Total	Amount	Description
\$ 336.00	\$ 7.00	GSA Registration
\$ 144.00	\$ 3.00	Insurance Fees
\$ 384.00	\$ 8.00	GSA Magazine (Omit if Duplicate in family)
<u>\$ 864.00</u>	Total Expenditure of Income	
\$ 1,892.57	Annual Scouting Income	
\$ 864.00	Annual GSA Expenditures	
<u>\$ 1,028.57</u>	Annual Income to fund ceremonies, camperships, purchase awards, first aid kits, rope, material to build & maintain Patrol Boxes, etc.	

NOTE: The above is based on 48 girls in the LAAC Scouting Program for first year.

<b>Girl Scout Budget For Second Year</b>		
Total	LAAC Cost	Description
\$ -	\$ -	Basic Scout Troop Start-up Costs to begin Troop Meetings
\$ 1,043.25	\$ 1,043.25	Purchase/Replace/Replenish Troop Camping Equipment
\$ 346.05	\$ 69.21	Brownie Scout Uniform Costs for 5 Scouts
\$ 356.63	\$ 71.33	Junior Scout Uniform Costs for 5 Scouts
\$ 356.63	\$ 71.33	Cadette Scout Uniform Costs for 5 Scouts
\$ 356.63	\$ 71.33	Senior Scout Uniform Costs per Scout (5 Scouts)
\$ 3,105.68	\$ 207.05	Individual Scout Camping Equipment (15 Scouts)
\$ 7,650.00	\$ 382.50	20 GSA Fees, Dues, Camping, etc for Scouts
\$ 660.74	\$ 660.74	5% Emergency/Contingency Fund
<b>\$ 13,875.59</b>	<b>Total to operate Troop during the 2nd year with 68 youth</b>	



# COMMUNITY PARTNERSHIP FOR FAMILIES OF SAN JOAQUIN

December 12, 2001

RECEIVED

DEC 12 2001

Dennis J. Callahan  
Fleet and Facilities Manager  
City of Lodi Public Works Department  
221 W. Pine Street  
P. O. Box 3006  
Lodi, CA 95241-1910



Dear Mr. Callahan,

Please find enclosed the Community Partnership for Families' proposal to develop and operate the former New Shanghai restaurant property on the southwest corner of Main and Pine in Lodi as a multi-use neighborhood service center. As with other centers developed and operated by the Partnership, we would use the facility to provide a wide range of services, supports, activities, and opportunities for families living in nearby areas. This would include health services, financial services, social service, educational services—basically any service necessary to build stronger, more independent and resourceful families. The Partnership's efforts are tied to very specific, measurable goals for the children, families, and communities it serves—and it has substantial experience developing and delivering these services.

Partnership staff will administer the center and coordinate activities provided through the center and it has sufficient funding to undertake renovation of the facility and property.

**Mailing Address:**

P.O. Box 1569  
Stockton, CA  
95201-1569

**County Contact  
Information:**

Phone: 209/468-8566  
Fax: 209/468-9346

**Main Office:**

7908 N. West Lane,  
Suite 201  
Stockton, CA 95210  
Phone 209/475-9811  
Fax 209/475-9822

If you have any questions about this, please feel free to call (608-0452).

Sincerely,

*Angelina Campos*

Angelina Campos  
Deputy Director

cpfgen01\12



**PROPOSAL TO THE CITY OF LODI  
TO LEASE THE FORMER "NEW SHANGHAI RESTAURANT"  
100 EAST PINE STREET, LODI  
COMMUNITY PARTNERSHIP FOR FAMILIES**

**1. A SUMMARY OF THE ORGANIZATION, EVIDENCE OF NON-PROFIT STATUS, ITS HISTORY, THE INTENDED USE FOR THE FACILITY AND A STATEMENT OF HOW THE COMMUNITY WILL BENEFIT FROM THIS USE, ANTICIPATED NUMBER OF USERS ON AN AVERAGE WEEKDAY AND WEEKEND, AND DESIRED HOURS OF OPERATION**

**a. Summary of the organization.** The Community Partnership for Families of San Joaquin is a nonprofit, countywide organization that works with a wide range of public and private partners to build financially self-sufficient families and ensure the academic success of children and youth. The Partnership draws its membership from the business community, the faith community, schools, public and private service organizations, criminal justice agencies, neighborhood groups and residents, and health agencies. The Partnership's membership is listed on the attached (see **Appendix 1**). Phyllis Grupe chairs the Partnership's Board. Other board members include Andy Prokop, Executive Director of the United Way; Roger Speed, Director of Health Care Services for San Joaquin County; John Vera, Director of San Joaquin County Human Services Agency, Delia Ordaz, a resident representative; and others. The Partnership has existing working relationships with the Lodi Unified School District (particularly the Heritage and Lawrence Elementary Schools), the Lodi Chamber of Commerce, the City of Lodi (with which it co-sponsors the *Celebration on Central*, see article attached as **Appendix 2**), churches serving the east side of Lodi, and other organizations in this area.

The Partnership was organized in the fall of 1998. Its first programmatic effort was the development of a "pilot" neighborhood center that provided a wide range of services to families living in northeast Stockton (the center is located at West and Hammer Lanes). During its initial years of operation, the United Way acted as the Partnership's fiscal agent. With its rapid growth, the Partnership incorporated in the summer of 2001 (see evidence of nonprofit status attached as **Appendix 3**). It now has approximately 20 full-time staff members, two of which

are working in East Lodi. These staff members are working to develop integrated service teams and neighborhood service centers. In the fall of 2001, The Partnership's early work was recognized by the City, County, Schools Partnership—a partnership among the League of California Cities, the California State Association of Counties, and the California School Board Association. CCS awarded the Partnership its prestigious *Community Partnership Award*, which recognizes distinguished efforts to work across city, county, and school sectors to improve the status of children and families.

**b. Intended use of the facility:** The Community Partnership will use the facility at 100 East Pine to develop a neighborhood resource center that serves children, youth, and families living throughout the surrounding area. The center's programs and activities will be carefully organized to achieve the outcomes noted above (to build financially self-sufficient families and ensure the academic success of children and youth) and provide other specific benefits to the community. The center will have three primary functions:

- To support an integrated service team of both public and private agency staff (further described below);
- To host a wide range of services, supports, and activities desired by residents that fall outside those provided by the core integrated service team; and
- To support resident-driven initiatives and activities for children, youth, and families (examples are after-school activities, tutoring, cultural activities);

Key features of the center will include (a floor plan is included as **Appendix 4**):

- (1) Several multi-purpose meeting/activity/classroom areas for neighborhood meetings and activities, staff training, and integrated team meetings, tutoring, GED, ESL and other activities for youth;
- (2) Work spaces for integrated service team members and other service providers;
- (3) Informal play/child care areas for families using the center;
- (4) Multi-purpose office space for smaller meetings and private consultations for those using services; and
- (5) Work space for residents working on local initiatives such as health fairs, after-school activities, days-in-the-park, etc.

**c. How the community will benefit from its use:** The Community Partnership's core goals are to build financially self-sufficient families and ensure the academic success of children and youth, but we have designed the center and its services and programs to benefit the community in the following specific ways:

**Benefit 1: Families will have greater access to services and services better tailored to their needs and strengths:** All of the partner agencies and local stakeholders at each of the centers that the Partnership develops participate in an extensive strategic planning process that links the services, supports,

activities, and opportunities provided to specific measurable improvements in the status of children, youth, and families.

The core service team at the center will function as an integrated service team. The team is designed to provide extensive *prevention* services but it is also equipped to address the problems of families with multiple and complex needs. It includes most or all of the basic county services and provides struggling families with close to a one-stop service package. The core team includes but is not limited to the following:

- Site Coordinator (1)
- Family Outreach Specialist (1)
- Information and Referral Specialists (1)
- Success by-Six Parent Educators (2-4)
- Child Abuse Prevention Council Home Visitors (2-4)
- Mental Health Worker (1)
- Public Health Visiting Nurse (part-time)
- Child Welfare Workers (1)
- Human Services Agency Staff (4-6)
- Domestic Violence Service Provider (part-time)
- Parent Advocates (part-time)
- Youth Outreach Workers (1-2)
- Substance Abuse Counselor (part-time)

The team carefully coordinates its services with other agencies that may not be represented at the center but that work in the area (this includes probation, police, city agencies, and private nonprofits). The staff the Partnership employs to serve the Lodi area and to administer the center are culturally competent and bilingual.

***Benefit 2: Families in the community will be financially self-sufficient:*** A particularly important feature of this center will be a cooperative effort between the Partnership, the business community, local financial institutions, the San Joaquin Housing Authority, the San Joaquin Human Services Agency, Delta Community College, the Employment and Economic Development Department, and private nonprofit agencies to provide services and instruction designed to assist families in achieving financial self-sufficiency. This will include courses in how to manage family budgets, actual direct financial services, first-time home buyer programs, asset development programs for families that wish to begin saving toward home and small business purchases, Earned Income Tax Credit savings programs, etc.

***Benefit 3: Children will be ready to learn when they enter kindergarten:*** The center will also support a wide range of service partners and programs that will provide long-term, intensive services designed to ensure that children and families have the support they need to ensure that their children will begin school ready to learn (and, therefore, be more successful in school). Our service

partners in this effort will include the United Way, El Concilio, the Child Abuse Prevention Council, Family Resource and Referral, Department of Public Health and other public and private service providers. The core strategies will be the Success By 6 parent educators and the Child Abuse Prevention Center's Creating Healthy Environments for Children program. These efforts will also be assisted by the presence of the county's child welfare division of the Human Services Agency and the Women's Center—**this will be tied to benefit 4, which is reducing the incidence of family violence in the community served (child abuse and neglect and domestic violence).**

**Benefit 4: Children and youth will be more successful in school:** The primary goals of the integrated service team (which we refer to as a Family Success Team) are to assist struggling families in ensuring that their children will be successful in school. This multidisciplinary team puts together a comprehensive package of services and supports for the entire family so that the child will be able to "stay on track" in school. The primary source of referrals is schools in the surrounding area. This effort has been quite successful at its pilot sites. This is a well-developed strategy, which is already underway in east Lodi but will be able to go to full-scale operation at the proposed center.

In addition, the center will support a wide array of literacy, tutoring, and other learning and cultural activities—all designed to promote stronger learning habits and skills. These programs and activities complement the core services provided by the Family Success Team.

**Benefit 5: The community served will be stronger and more resourceful:** The Community Partnership invests heavily in engaging the community in the oversight and design of programs and activities at the center. The center will have a community advisory board of local residents and will have workspace dedicated for their use in organizing projects, self-help efforts, and other activities (one might be increased participation in the Celebration on Central). The goal is to give families and the community the opportunity to help themselves—not simply provide them with public services.

**d. Anticipated number of users on an average weekday and weekend:** The center will support the work of multiple agencies and programs. Some of the programs serve individual clients (such as mental health and probation). Some of the programs provide classes and group activities. Typically, the tutoring and after-school activities at our pilot centers draw approximately 20-40 youth each day and another 20 children, youth, and families are served by the center on an individual basis. In addition, the pilot centers offer GED and other academic remediation classes to approximately 40 families each evening. **We estimate, therefore, that the center in Lodi will serve 50-80 children, youth and families each day.**

**e. Desired hours of operation:** The center should be open regular business hours to support the work of its partner public agencies (7:30am-6:00pm) and it should be open evenings and weekends to support classes, after-school activities, community events (6-9pm on weekdays and all day on weekends, depending on scheduled activities). The precise hours of the center will be driven by community needs and are likely to expand with the continued operation of the center.

## **2. A STATEMENT THE PROPOSER IS WILLING TO LEASE THE FACILITY, THE AMOUNT, CONDITIONS AND TERM OF LEASE.**

The Community Partnership for Families proposes to lease the facility for \$1.00 a year for a ten-year period with an option to renew the lease for an additional ten-year period. As described in detail in the enclosed renovation plan, the Partnership plan will invest approximately \$302,000 in the renovation of the facility. This includes significant exterior work that will improve the appearance of the building and the overall environment of the nearby area. In addition, based on work at other sites, we estimate that it will cost approximately \$120,000 to fully furnish the facility (including work stations, classroom furnishings, activity centers, etc.). The Partnership will assume all operating costs (utilities, personnel, etc).

## **3. A FINANCIAL PLAN ESTABLISHING PROPOSER'S ABILITY TO FINANCE MAINTENANCE AND OPERATION COSTS.**

The Partnership has a diversified funding base, with income streams from foundations, local funders, and public sources. Our funding base is sufficiently diversified to make us able to weather the current state and federal funding cutbacks. Our annual operating budget is approximately \$1.4 million, of which approximately \$200,000-\$250,000 will be focused to support the work of the Partnership in the City of Lodi. The Partnership will provide documentation regarding its current contracts at the City's request.

## **4. A STATEMENT AS TO WHETHER ALL OR PART OF THE FACILITY IS NEEDED (IF PARTIAL, INDICATE PORTION DESIRED).**

While the Partnership intends to occupy the full facility, it has designed specific areas for the use of the entire community. Not only is approximately 2300 sq. ft. available for multipurpose activities, the storage area (of approximately 1480 sq. ft.) is also available to community groups.

The Partnership makes facilities open to organizations and informal community groups that have roughly complementary goals. In addition, it generally does not charge for the use of such facilities, though long-term partners are asked to contribute to the ongoing expenses involved in maintaining a center. Such financial arrangements are designed with the express purpose of providing an incentive to these groups to work to deliver services through the center or provide activities at the center (that is, we use our funding streams to subsidize the expansion of services to the community).



**5. A STATEMENT AS TO WILLINGNESS TO SHARE THE FACILITY WITH OTHERS IN A JOINT USE ARRANGEMENT AND IF MORE THAN ONE GROUP IS SUBMITTING THE PROPOSAL, A SCHEDULE OF HOW THE GROUPS WILL WORK TOGETHER.**

The Community Partnership functions—as its name implies—in partnership with multiple agencies. As noted above, a wide range of staff will use the center to serve the local community. Not all of these agencies will have staff located at the center on a full time basis, but all will provide significant services and programs through the center. Partner agencies include the following:

- Center for Positive Prevention Alternatives (CPPA)
- Child Abuse Prevention Council
- El Concilio
- Delta Community College
- Family Resource and Referral Center
- Lodi Unified School District
- San Joaquin County Employment and Economic Development Department
- San Joaquin County Human Services Agency
- San Joaquin County Mental Health Services
- San Joaquin County Probation Department
- San Joaquin County Office of Substance Abuse Services
- San Joaquin County Public Health Services
- United Way of San Joaquin, Success By 6
- The Women's Center

**6. A PLAN TO REMODEL THE FACILITY TO SUIT PROPOSER'S NEEDS, INCLUDING A SCHEDULE TO BEGIN AND COMPLETE CONSTRUCTION (PREFERABLY WITHIN 6 MONTHS), TOGETHER WITH A COST ESTIMATE AND A FINANCIAL PLAN ESTABLISHING THE PROPOSER'S ABILITY TO FINANCE THE REMODEL.**

We have enclosed a plan and schedule for completing the renovation of the site (see **Appendix 5**). Our contractor estimates that it will need four weeks to complete the drawings for the center, three weeks to secure approval of those drawings, and two months to complete construction. We, therefore, believe we could complete construction by June 1, 2002 (assuming a February 1, 2002 start date).

The Partnership estimates that it will cost approximately \$420,000 to "open" the center (\$302,000 for construction and related work and \$120,000 for furnishings). The Partnership has sufficient cash reserves and current funding streams to cover over 75 percent of these costs. In addition, it has existing relationships with a sufficiently wide range of funders to cover the remaining costs. These funders include the local business community, local financial institutions, and foundations

that *currently* support the work of the Partnership. Examples include the United Way, the Human Services Agency and current public funding streams. The City's approval of our proposal will be necessary for us in order to finalize commitments with these funders. However, the Partnership has worked with these partners in successfully developing centers in other areas of the County.

***The Partnership will begin renovation work within one month if awarded the lease.*** The Partnership does not intend to seek direct financial support from the City of Lodi. A current financial statement is enclosed that indicates adequate financial reserves to undertake construction (**Appendix 6**).

#### **7. A \$1,000 SECURITY DEPOSIT.**

A deposit of \$1,000 is enclosed.

cpfgen01\12

## **Appendix 1**

### ***Membership List Community Partnership for Families of San Joaquin***

#### ***A T & T***

*Asian Pacific Self Development and Residential Association*

*Business Council, Inc.*

*Center for Positive Prevention Alternatives*

*Child Abuse Prevention Council*

*Children's Home of Stockton*

*City of Lodi*

*City of Stockton*

*Council for the Spanish Speaking*

*Dameron Hospital*

*Delta Health Care*

*Emergency Food Bank*

*Family Resource and Referral Center*

*Head Start*

*Lao Family Community Services*

*Lodi Police Department*

*Lodi Unified School District*

*Media One*

*"People And Congregations Together" for San Joaquin County*

*San Joaquin A+*

*San Joaquin County Department of Probation*

*San Joaquin County Health Care Services*

*San Joaquin County Housing Authority*

*San Joaquin County Human Service Agency*

*San Joaquin County Juvenile Justice System Coordinator*

*San Joaquin County Mental Health Services*

*San Joaquin County Office of Education*

*San Joaquin County Office of Substance Abuse*

*San Joaquin County Private Industry Council*

*San Joaquin County Public Health Services*

*San Joaquin Delta College*

*St. Joseph's Regional Health System*

*Stockton Chamber of Commerce*

*Stockton Police Department*

*Stockton Unified School District*

*Stockton—San Joaquin County Public Library*

*The Record*

*United Way of San Joaquin County*

*Whole Life Center*

*Women's Center*

#### **Partnership Neighborhood Coalitions**

*Calaveras River Central Community Partnership*

*Coalition United For Families (CUFF) Southeast Stockton*

*East Lodi Community Coalition*

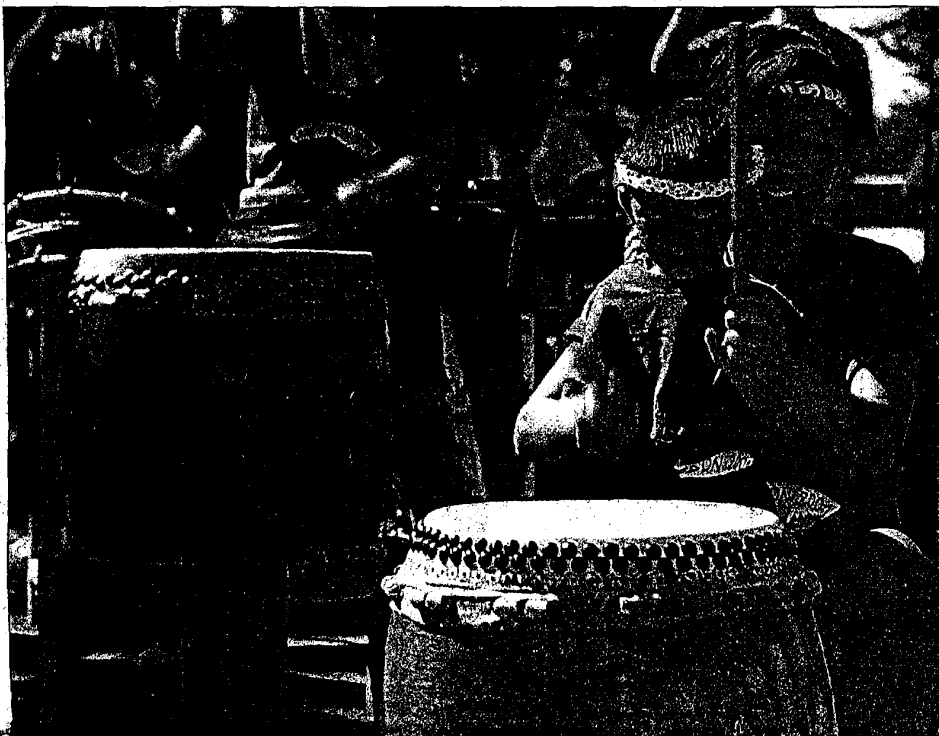
*Fremont Middle School Community Coalition*

*Northeast Stockton Neighborhood Coalition*

*Southwest Stockton & St. George's Neighborhood Betterment Committee*



## CELEBRATION ON CENTRAL



Taiko drummer Scott Sasaki, three-years-old, gets a little guidance from his mother Kathi Taga-Sasaki on Sunday afternoon as they perform with the Buddhist Church of Lodi during the Celebration on Central event.

### Lodi's Eastside unites for festival of music, food, fun

By Julia Priest  
News-Sentinel staff writer

Lodi's Eastside community came together in a big way on Central Avenue on Sunday.

The second annual Celebration on Central took over the avenue from just south of Lodi Avenue to Tokey Street and for four hours on Sunday, the street was filled with music, food and education.

The festival was a collaboration between the city of Lodi and the Community Partnership for families of San Joaquin.

The main goal of the event is to let the people of the community know what services are available to them, said coordinator Janet Hamilton, a management analyst for the city of Lodi, and she called it a great success. Attendance was more than double what it was last year, said Hamilton, who estimated the total at more than 10,000 people.

The weather had been cooler.

Some people drove to the event, making parking on the narrow streets a bit problematic, but many of the attendees were residents of the ethnically diverse and concentrated neighborhoods nearby.

"The population is so dense here," said Hamilton, "that if you just turn on the music and fire up the barbecue, people will come out."



Guadalupe Ramirez, 7, has her face painted by clown Ana-Banana on Sunday afternoon at the Celebration on Central.

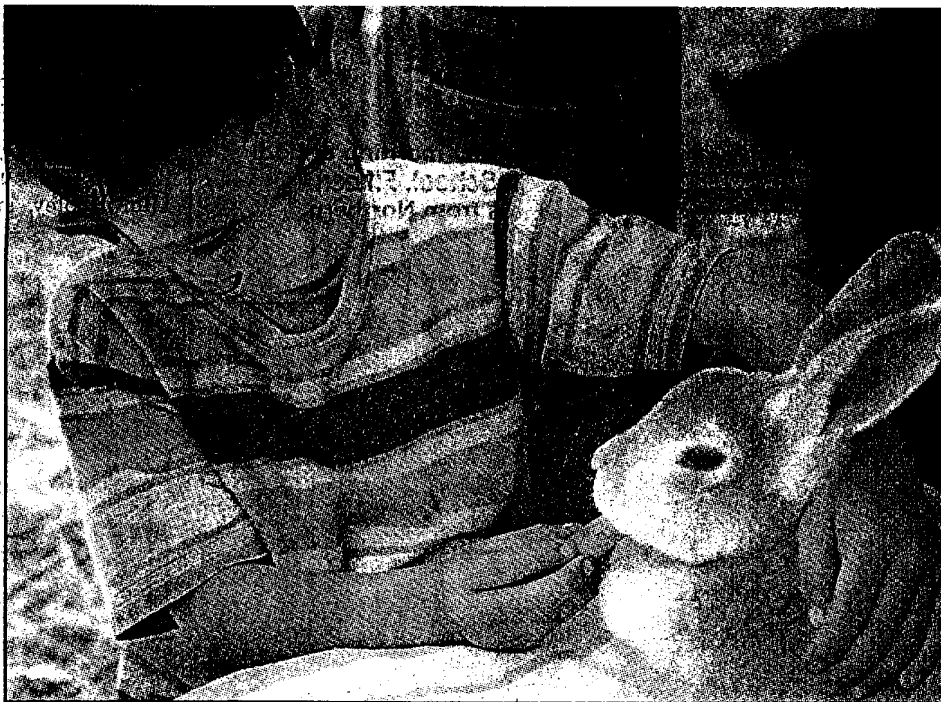
The free food — from middle eastern samosas, to chocolate cakes, included more than 500 tacos, 1,000 tamales, 350 sushi rolls, 3,500 sno-cones and even grilled vegetarian hot-dogs, were gobbled up in short order. Most of

it was donated by the greater Stockton Area Food Bank, and prepared by volunteer service organizations like the Lodi Mexican American Lions Club and members of Century Assembly Church.

The music included a Taiko drum corps from the Lodi Buddhist church, Pedro Medina's mariachi band, the colorful Ballet Folklorico, and Sam Hernandez' "Mambo Logic" interactive

Please see Celebration, Page 8

**Noe Gaban, 5, feeds Hunny, a rabbit in the Kiwanis Club Petting Zoo, on Sunday afternoon at the Celebration on Central.**



JENNIFER MATTHEWS-HOWELL/News-Sentinel

**Continued from Page 1**  
music booth.

Lodi police motorcycle officer Nick Rafiq sweated in his knee high leather boots and dark blue uniform, as he stood on the sunny side of Central avenue overseeing the festivities, but he had a smile on his face. "This community has been great," he said, noting that there were no incidents of discord or unrest during the large gathering.

Rafiq said that for four days following the terrorist attacks, his department had provided 24 hour security around the Muslim mosque on Poplar Street, a few blocks from the festival location, but that there had been no trouble and none was expected.

There was no more security at this festival than at the inaugural one last year, according to Rafiq, although attendance was greater. "We just want a presence here to show the community our support," he said.

The theme of cooperation and good will was mirrored in the eager

participation in the Breakthrough Project's "fishing wall," a great favorite with all the children and teens. Kids lined up three deep for a chance to cast a fishing line over a colorful wooden divider painted with an ocean scene.

On the back side sat volunteers from the project and from Lodi High School's Breakthrough Club, who would take turns snapping candy, small toys and inspirational scrolls to the lines, tossing them back over to the delighted anglers.

Lodi High seniors Danielle Bowman and Erica Yoon were busy clothes pinning lollipops, while club president Ashkon Shaahinfar, also a senior, kept the rods and reels coming on the other side.

"Other than getting hit on the head (with clothespins) a few times, this has been great," Yoon grinned. "The kids are really working well together."

Yoon said that the club had increased its services at Lodi High since the Sept. 11 attacks, with two peer counselors on hand at all times for students to discuss con-

cerns about cultural differences.

Also present were Community Medical Centers representatives offering information on women's health, demonstrations and free inoculations. School nurse Roberta Williams, of Lodi, said that not many took advantage of the free shots and all but the educational material printed in Urdu and Spanish as well as English was all taken up within the first hour.

Lodi's Animal Shelter, Parks and Recreation department and many other services reached out to the community with information, coupons and samples. Kaiser Permanente had a mobile health clinic with free health screenings and gave away a truckload of medicines, mostly children's formula pain relievers and cold medicines.

Organizers said that they would meet later in the month to assess the positive and negative from this year's event, and expect next year's to be bigger and better.

"Next time, though, we'll ask for a street sweeper," said Hamilton with a weary chuckle.

FILE COPY <sup>Appendix #5</sup>  
ORIGINAL

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **JUL 18 2001**

COMMUNITY PARTNERSHIP FOR FAMILIES  
OF SAN JOAQUIN  
C/O STEWART WAKELING  
222 E WEBER AVE  
STOCKTON, CA 95202

Employer Identification Number:  
68-0475602  
DLN:  
17053172014001  
Contact Person:  
JOHN JENNEWEIN ID# 31307  
Contact Telephone Number:  
(877) 829-5500

Accounting Period Ending:  
June 30  
Foundation Status Classification:  
509(a) (1)  
Advance Ruling Period Begins:  
April 18, 2001  
Advance Ruling Period Ends:  
June 30, 2005  
Addendum Applies:  
No

Dear Applicant:

Based on information you supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c) (3).

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably expect to be a publicly supported organization described in sections 509(a) (1) and 170(b) (1) (A) (vi).

Accordingly, during an advance ruling period you will be treated as a publicly supported organization, and not as a private foundation. This advance ruling period begins and ends on the dates shown above.

Within 90 days after the end of your advance ruling period, you must send us the information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, we will classify you as a section 509(a) (1) or 509(a) (2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, we will classify you as a private foundation for future periods. Also, if we classify you as a private foundation, we will treat you as a private foundation from your beginning date for purposes of section 507(d) and 4940.

Grantors and contributors may rely on our determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you send us the required information within the 90 days, grantors and

Letter 1045 (DO/CG)

## COMMUNITY PARTNERSHIP FOR FAMILIES

contributors may continue to rely on the advance determination until we make a final determination of your foundation status.

If we publish a notice in the Internal Revenue Bulletin stating that we will no longer treat you as a publicly supported organization, grantors and contributors may not rely on this determination after the date we publish the notice. In addition, if you lose your status as a publicly supported organization, and a grantor or contributor was responsible for, or was aware of, the act or failure to act, that resulted in your loss of such status, that person may not rely on this determination from the date of the act or failure to act. Also, if a grantor or contributor learned that we had given notice that you would be removed from classification as a publicly supported organization, then that person may not rely on this determination as of the date he or she acquired such knowledge.

If you change your sources of support, your purposes, character, or method of operation, please let us know so we can consider the effect of the change on your exempt status and foundation status. If you amend your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, let us know all changes in your name or address.

As of January 1, 1984, you are liable for social security taxes under the Federal Insurance Contributions Act on amounts of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the private foundation excise taxes under Chapter 42 of the Internal Revenue Code. However, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please let us know.

Donors may deduct contributions to you as provided in section 170 of the Internal Revenue Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Donors may deduct contributions to you only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, gives guidelines regarding when taxpayers may deduct payments for admission to, or other participation in, fundraising activities for charity.

You are not required to file Form 990, Return of Organization Exempt From Income Tax, if your gross receipts each year are normally \$25,000 or less. If you receive a Form 990 package in the mail, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally \$25,000 or less, and sign the return. Because you will be treated as a public charity for return filing purposes during your entire advance ruling

COMMUNITY PARTNERSHIP FOR FAMILIES

period, you should file Form 990 for each year in your advance ruling period that you exceed the \$25,000 filing threshold even if your sources of support do not satisfy the public support test specified in the heading of this letter.

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$20 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$10,000 or 5 percent of your gross receipts for the year, whichever is less. For organizations with gross receipts exceeding \$1,000,000 in any year, the penalty is \$100 per day per return, unless there is reasonable cause for the delay. The maximum penalty for an organization with gross receipts exceeding \$1,000,000 shall not exceed \$50,000. This penalty may also be charged if a return is not complete. So, please be sure your return is complete before you file it.

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You are required to make your annual information return, Form 990 or Form 990-EZ, available for public inspection for three years after the later of the due date of the return or the date the return is filed. You are also required to make available for public inspection your exemption application, any supporting documents, and your exemption letter. Copies of these documents are also required to be provided to any individual upon written or in person request without charge other than reasonable fees for copying and postage. You may fulfill this requirement by placing these documents on the Internet. Penalties may be imposed for failure to comply with these requirements. Additional information is available in Publication 557, Tax-Exempt Status for Your Organization, or you may call our toll free number shown above.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, we will assign a number to you and advise you of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

If we said in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Because this letter could help us resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.



COMMUNITY PARTNERSHIP FOR FAMILIES

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,

A handwritten signature in cursive script that reads "Steven T. Miller".

Steven T. Miller  
Director, Exempt Organizations

Enclosure(s):  
Form 872-C

Form **872-C**

(Rev. September 1998)

Department of the Treasury  
Internal Revenue Service**Consent Fixing Period of Limitation Upon  
Assessment of Tax Under Section 4940 of the  
Internal Revenue Code**

(See instructions on reverse side.)

OMB No. 1545-0056

**To be used with  
Form 1023. Submit  
in duplicate.**

Under section 6501(c)(4) of the Internal Revenue Code, and as part of a request filed with Form 1023 that the organization named below be treated as a publicly supported organization under section 170(b)(1)(A)(vi) or section 509(a)(2) during an advance ruling period,

Community Partnership for Families of San Joaquin  
(Exact legal name of organization as shown in organizing document)

222 East Weber Ave. Rm. 678 Stockton, CA 95202  
(Number, street, city or town, state, and ZIP code)

and the  
District Director of  
Internal Revenue, or  
Assistant  
Commissioner  
(Employee Plans and  
Exempt Organizations)

consent and agree that the period for assessing tax (imposed under section 4940 of the Code) for any of the 5 tax years in the advance ruling period will extend 8 years, 4 months, and 15 days beyond the end of the first tax year.

However, if a notice of deficiency in tax for any of these years is sent to the organization before the period expires, the time for making an assessment will be further extended by the number of days the assessment is prohibited, plus 60 days.

Ending date of first tax year June 30, 2001  
(Month, day, and year)

Name of organization (as shown in organizing document)

Community Partnership for Families of San Joaquin

Officer or trustee having authority to sign

Date

June 12 2001

Signature ▶

Type or print name and title

Stewart Wakeling Exec. Director

For IRS use only

District Director or Assistant Commissioner (Employee Plans and Exempt Organizations)

Steven T. Miller Director, Exempt Organization

Date

JUL 02 2001

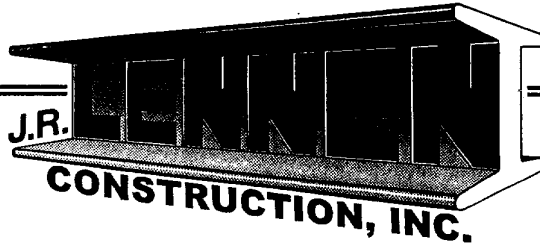
By ▶

John Westerham

Group Manager

For Paperwork Reduction Act Notice, see page 7 of the Form 1023 Instructions.

Cat. No. 16905Q



December 4, 2001

Community Partnership for  
Families of San Joaquin  
7908 N. West Lane, Suite 201  
Stockton, CA 95210

ATTN. Stewart Wakeling

RE: 100 Pine St., Lodi, CA

### **P R O P O S A L**

J.R. Lennen Construction, Inc. will provide labor, materials and "DESIGN BUILD" Architectural, Engineering, Plumbing, Electrical & Mechanical drawings for the above-mentioned project. This proposal is a "Preliminary Budget" based on site visits & a preliminary space plan (attached) provided by J.R. Lennen Construction, Inc. Dated 11-26-01

**THE TOTAL PROJECTED COST:** (see attached estimate breakdown)

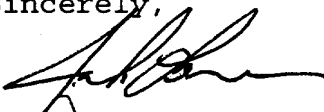
**THREE HUNDRED FOUR THOUSAND FIVE HUNDRED EIGHT-SEVEN,  
(\$ 304,587.80)**

**NOTES:**

- \* Electrical service will be converted back to a single use tenant.
- \* Existing HVAC system is not adequate and will not be able to be reconfigured for the new use. HVAC system to be replaced with (3) 5 ton roof top units.

Please let me know if you have any questions. Thank you for considering J.R. Lennen Construction, Inc. for this project.

Sincerely,



Jack Lennen  
President

DEC. 3, 2001 J.R. LENNEN CONSTRUCTION, INC.  
 STOCKTON, CA 95219  
 BID ESTIMATE SHEET

PROJECT: COMMUNITY PARTNERSHIP  
 100 E. PINE ST., LODI, CA  
 BLD SF 7,140  
 TOTAL PROJECT COST \$304,587.80  
 COST PER SQ. FT. 42.66

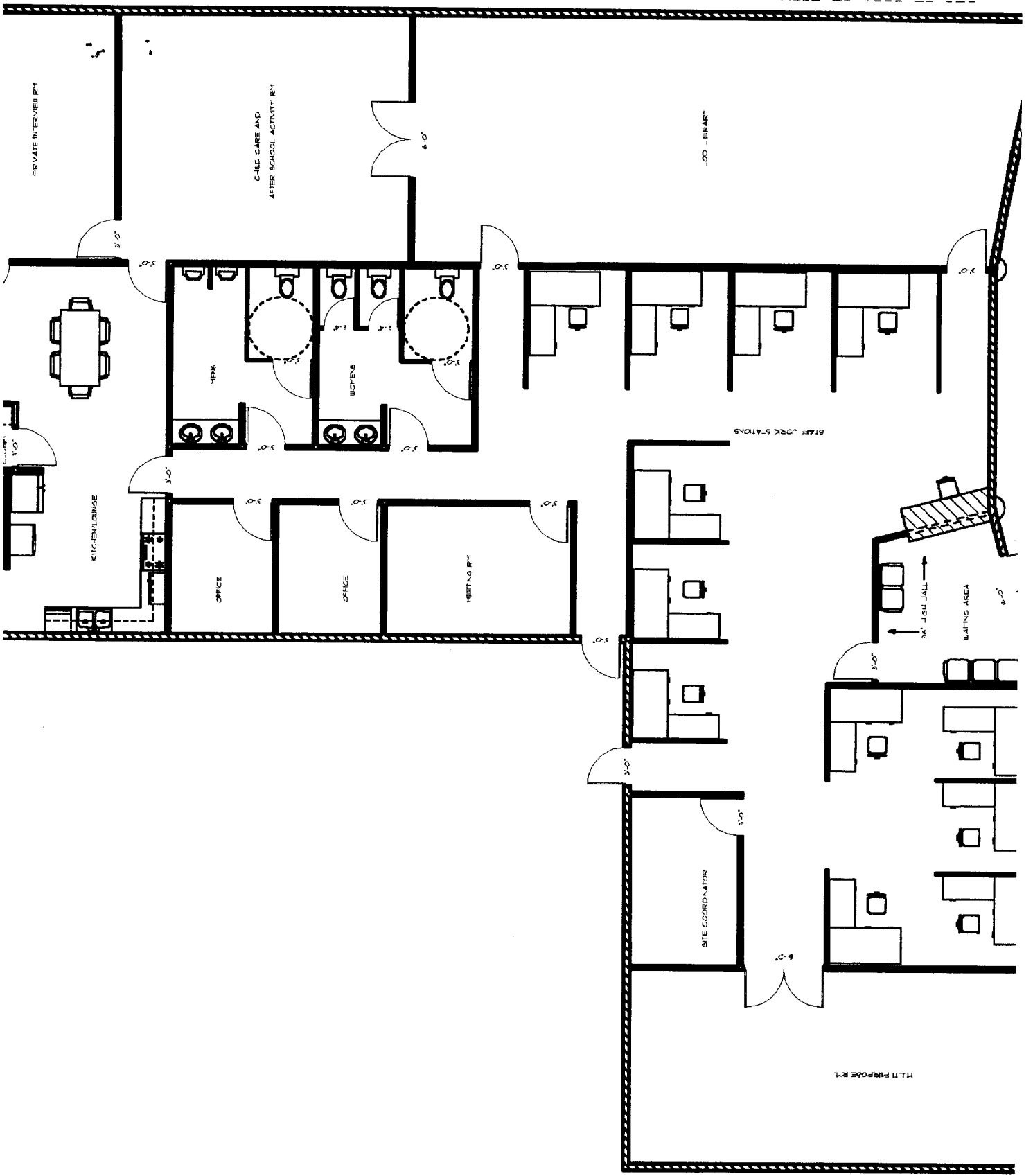
DIVISION 1	GENERAL CONDITIONS	LABOR	MATERIALS	NOTES	
1000	SUPERVISION	10,500.00		BY TENANT	
1001	GENERAL LABOR	2,450.00			
1002	JOB PHONE	500.00			
1003	TEMPORARY UTILITIES	NIC			
1004	ARCHITECTURAL & ENGINEERING	8,500.00			
1005	LIABILITY INSURANCE	INCL.			
1006	PLAN CHECK & PERMIT FEES	2,500.00			
1007	BARRICADES	500.00			
1008	DUMP FEES	2,500.00			
1009	FINAL CLEAN-UP	1,000.00			
1010	SHIPPING	NIC			
1011	EQUIPMENT RENTAL	1,200.00			
	<b>GENERAL CONDITIONS TOTALS</b>	29,650.00	0.00	<b>SUBTOTAL</b>	29,650.00
<b>DIVISION 2</b>	<b>SITE WORK</b>				
2000	INTERIOR DEMOLITION	9,750.00			
2001	FLAT WORK	NIC			
2002	EXTERIOR CONCRETE BREAKOUT	INCL.			
2003	CONCRETE CUTTING	1,000.00			
2004	A/C PATCH & RAMP	NIC			
	<b>SITE WORK TOTALS</b>	10,750.00	0.00	<b>SUBTOTAL</b>	10,750.00
<b>DIVISION 3</b>	<b>CONCRETE WORK</b>				
3000	PATCH	1,200.00			
3001	SIDEWALK	NIC			
3002	PIERS	NIC			
3003	BUILDING PAD & FOUNDATION	NIC			
3004	COLUMN EXTENSION	NIC			
	<b>CONCRETE WORK TOTALS</b>	1,200.00	0.00	<b>SUBTOTAL</b>	1,200.00
<b>DIVISION 4</b>	<b>MASONRY</b>				
4000	BRICK WORK	NIC			
4001	BLOCK WORK	NIC			
4002	BRICK FLAT WORK	NIC			
4003	GLASS BLOCK	NIC			
4004	STONE WORK	NIC			
	<b>MASONRY TOTAL</b>	0.00	0.00	<b>SUBTOTAL</b>	0.00
<b>DIVISION 5</b>	<b>METALS</b>				
5000	FASTENERS	INCL.			
5001	SHEET METAL	NIC			
5002					
	<b>METALS TOTAL</b>	0.00	0.00	<b>SUBTOTAL</b>	0.00

DIVISION 6	CARPENTRY	LABOR	MATERIALS	NOTES	
6000	ROUGH CARPENTRY	2,500.00	2,000.00		
6001	SLAT WALL	NIC	NIC		
6002	HARDWARE	500.00	250.00		
6003	MISC. MATERIALS	INCL.	500.00		
6004	FINISH CARPENTRY	3,500.00	INCL.		
6005	BRACE SHELVING	NIC	NIC		
6006	STORAGE ROOM DESK	NIC	NIC		
6007	DOOR INSTALLATION	1,250.00	NIC		
6008	KITCHEN CABINETS	12,650.00	INCL.		
6009	RECEPTION AREA COUNTER	500.00	INCL.		
6010		NIC	NIC		
6011		NIC	NIC		
	<b>CARPENTRY TOTALS</b>	<b>20,900.00</b>	<b>2,750.00</b>	<b>SUBTOTAL</b>	<b>23,650.00</b>
DIVISION 7	THERMAL & MOISTURE PROTECTION				
7000	SEALANTS	INCL.	NIC		
7001	INSULATION	5,250.00	NIC	CEILING & INTERIOR WALLS	
7002	ROOFING	18,569.00	NIC		
	<b>THERMAL &amp; MOISTURE PROTECTION TOTALS</b>	<b>23,819.00</b>	<b>0.00</b>	<b>SUBTOTAL</b>	<b>23,819.00</b>
DIVISION 8	DOORS & WINDOWS				
8000	EXTERIOR DOORS	7,550.00	INCL.	GLASS ENTRANCE DOORS	
8001	DOORS	11,150.00	INCL.		
8002	HARDWARE	INCL.	INCL.		
8003	ELIASON DOOR	NIC			
8004	ROLL-UP DOOR	NIC			
	<b>DOORS &amp; WINDOWS TOTALS</b>	<b>18,700.00</b>	<b>0.00</b>	<b>SUBTOTAL</b>	<b>18,700.00</b>
DIVISION 9	FINISHES				
9000	INTERIOR PAINT	4,152.00	INCL.		
	EXTERIOR PAINT	2,680.00	INCL.		
9001	METAL STUD FRAMING & DRYWALL	24,500.00	INCL.		
9002	LATH & PLASTER	NIC	NIC		
9003	CERAMIC TILE	2,500.00	INCL.		
9004	VCT TILE FLOORING	2,325.00	INCL.		
9005	ACOUSTICAL CEILING	11,725.00	INCL.		
9006	CARPET	15,277.00	INCL.		
9007	RUBER BASE	2,932.00	INCL.		
9008	FRP	950.00	INCL.		
	<b>FINISHES TOTALS</b>	<b>67,041.00</b>	<b>0.00</b>	<b>SUBTOTAL</b>	<b>67,041.00</b>
DIVISION 10	SPECIALTIES				
10000	FIRE EXTINGUISHERS	250.00	INCL.		
10001	STOREFRONT P/L	NIC	NIC		
10002	SIGNS	6,000.00	INCL.		
10003	WINDOWS PEDESTALS	NIC	INCL.		
10004	DISPLAYS SEATING	NIC	INCL.		
10005			INCL.		
	<b>SPECIALTIES TOTALS</b>	<b>6,250.00</b>	<b>0.00</b>	<b>SUBTOTAL</b>	<b>6,250.00</b>

DEC. 3, 2001 J.R. LENNEN CONSTRUCTION, INC.  
 BID ESTIMATE SHEET

PROJECT: COMMUNITY PARTNERSHIP  
 100 E. PINE ST., LODI CA

DIVISION 11	EQUIPMENT	LABOR	MATERIALS	NOTES	
11000	APPLIANCES	5,000.00	N/A	KITCHEN	
11001	COLD BOX	N/A	N/A		
	<b>EQUIPMENT TOTALS</b>	5,000.00	0.00	<b>SUBTOTAL</b>	<b>5,000.00</b>
<b>DIVISION 12</b>	<b>FURNISHINGS</b>				
12000	FURNITURE	N/A	N/A		
12001	WINDOW COVERINGS	N/A	N/A		
	<b>FURNISHING TOTALS</b>	0.00	0.00	<b>SUBTOTAL</b>	<b>0.00</b>
<b>DIVISION 13</b>	<b>SPECIAL CONSTRUCTION</b>				
13000	TOILET ACCESSORIES	6,500.00	INCL.	INCLUDES PARTITIONS	
13001	SIGNS	150.00	INCL.		
	<b>SPECIAL CONSTRUCTION TOTALS</b>	6,650.00	0.00	<b>SUBTOTAL</b>	<b>6,650.00</b>
<b>DIVISION 14</b>	<b>CONVEYING SYSTEMS</b>				
14000	ELEVATOR	N/A	N/A		
14001	CONVEYOR	N/A	N/A		
	<b>CONVEYING SYSTEMS TOTALS</b>	0.00	0.00	<b>SUBTOTAL</b>	<b>0.00</b>
<b>DIVISION 15</b>	<b>MECHANICAL</b>				
15000	A/C UNIT (S)	19,888.00	INCL.	(3) NEW A/C UNITS)	
15001	DUCT WORK	INCL.	INCL.		
15002	SHEET METAL	4,500.00	NIC	REWORK ROOF ARCH. META	
15003	FIRE SPRINKLERS	NIC	INCL.		
15004	PLUMBING	21,300.00	INCL.		
	<b>MECHANICAL TOTALS</b>	45,688.00	0.00	<b>SUBTOTAL</b>	<b>45,688.00</b>
<b>DIVISION 16</b>	<b>ELECTRICAL</b>				
16000	BASE ELECTRICAL	38,500.00	INCL.		
16001	FIXTURES	INCL.	INCL.		
16002	TEMPORARY LIGHTING	INCL.	INCL.		
16003	BULBS	INCL.	INCL.		
16004	PARK LOT LIGHTING	INCL.	INCL.		
16005					
	<b>ELECTRICAL TOTALS</b>	38,500.00	0.00	<b>SUBTOTAL</b>	<b>38,500.00</b>
<b>DIVISION 19</b>	<b>CONTRACTOR FEES</b>				
19000	OVERHEAD	9,229.93			
19001	PROFIT	18,459.87			
	<b>CONTRACTORS FEE TOTAL</b>	27,689.80		<b>SUBTOTAL</b>	<b>27,689.80</b>
			<b>PROJECT TOTAL</b>		<b>304,587.80</b>











# COMMUNITY PARTNERSHIP FOR FAMILIES OF SAN JOAQUIN

December 12, 2001

To Whom it May Concern:

As per my conversation with Mr. Dennis Callahan, Fleet and Facilities Manager, please accept this "Internal Use" document as our financial statement for submittal at this time.

An official financial statement will be forthcoming generated by *Schwartz, Ford, and Giannini Inc.*, no later than mid-week of December 17<sup>th</sup>. Thank you for your cooperation in the completion of this effort.

Sincerely,

*Sandra Thomas*  
Sandra Thomas

cpfgen01\12

**Mailing Address:**

P.O. Box 1569  
Stockton, CA  
95201-1569

**County Contact  
Information:**

Phone: 209/468-8566  
Fax: 209/468-9346

**Main Office:**

7908 N. West Lane,  
Suite 201  
Stockton, CA 95210  
Phone 209/475-9811  
Fax 209/475-9822

10:58 AM  
12/12/01  
Accrual Basis

**The Community Partnership for Families of San Joaquin**  
**Statement of Financial Activities**  
November 2001

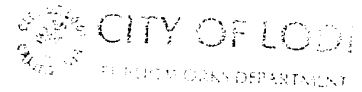
	Nov 01
Ordinary Income/Expense	
Income	
Revenue	
CPA 2000 Public Funds Income	76,180
Total Revenue	76,180
Total Income	76,180
Expense	
Other Operating Expenses	
Community Events	1,898
Consulting Services	9,585
Copier Rental	312
Emergency Assistance	300
Insurance	264
Janitorial	183
Legal & Accounting	635
License & Fees	35
Meals	1,405
Misc. Expenses	1,268
Misc. Meetings	-95
Payroll Expense	
Taxes	3,328
Total Payroll Expense	3,328
Play Care Services	112
Printing & Reproduction	44
Rent	2,876
Retreat	15,395
Supplies	
Office Supplies	934
Supplies - Other	658
Total Supplies	1,592
Telephone	932
Temporary Services	1,131
Travel	410
Utilities	399
Total Other Operating Expenses	42,006
Personnel Expense	
Health Insurance	574
Total Personnel Expense	574
Salary & Wages	28,084
Uncategorized Expenses	300
Total Expense	70,964
Net Ordinary Income	5,216
Net Income	5,216

**The Community Partnership for Families of San Joaquin**  
**Statement of Financial Position- Draft**  
**As of November 30, 2001**

	<u>Nov 30, 01</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Community Bank	9
Petty Cash	430
Union Safe - Anonymous	36,936
Union Safe - Cowell Foundation	143,045
Union Safe Deposit - CPA 2000	<u>196,371</u>
<b>Total Checking/Savings</b>	<u>376,791</u>
<b>Other Current Assets</b>	
Deposits - Cell Phone	<u>8,715</u>
<b>Total Other Current Assets</b>	<u>8,715</u>
<b>Total Current Assets</b>	<u>385,506</u>
<b>Fixed Assets</b>	
Accumulated Depreciation	-1,933
Computer	17,706
Furniture & Fixtures	2,194
Leasehold Improvements	<u>71,722</u>
<b>Total Fixed Assets</b>	<u>89,689</u>
<b>TOTAL ASSETS</b>	<u><u>475,195</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Retained Earnings	138,807
Net Income	<u>336,387</u>
<b>Total Equity</b>	<u>475,195</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>475,195</u></u>

RECEIVED

DEC 19 2001



COMMUNITY PARTNERSHIP FOR  
FAMILIES OF SAN JOAQUIN

FINANCIAL REPORT  
(COMPILED)

NOVEMBER 30, 2001

## CONTENTS

INDEPENDENT ACCOUNTANTS' REPORT	1
FINANCIAL STATEMENTS	
Statement of Assets, Liabilities and Equity – Cash Basis	2
Statement of Revenues and Expenses – Cash Basis	3



## INDEPENDENT ACCOUNTANTS' REPORT

Community Partnership for  
Families of San Joaquin  
Stockton, California

We have compiled the accompanying statement of assets, liabilities and equity – cash basis of Community Partnership for Families of San Joaquin (a Nonprofit Corporation) as of November 30, 2001 and the related statement of revenues and expenses – cash basis for the period then ended in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The financial statements have been prepared on the cash basis of accounting, which is a comprehensive basis of accounting other than generally accepted accounting principles.

A compilation is limited to presenting in the form of financial statements information that is the representation of owners. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

The Organization has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared on the cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Organization's assets, liabilities, equity, revenues and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

Stockton, California  
December 18, 2001

*Schwartz, Ford & Giannini*

Certified  
Public  
Accountants

Timothy J. Schwartz, CPA  
Rebecca Ford Rey, CPA  
Gary F. Giannini, CPA  
Philip Lantsberger, CPA

-1-

4578 Feather River Dr.  
Suite D  
Stockton, CA  
95219

209.474.1084  
FAX: 209.474.0301  
Email: firm@sfgac.com

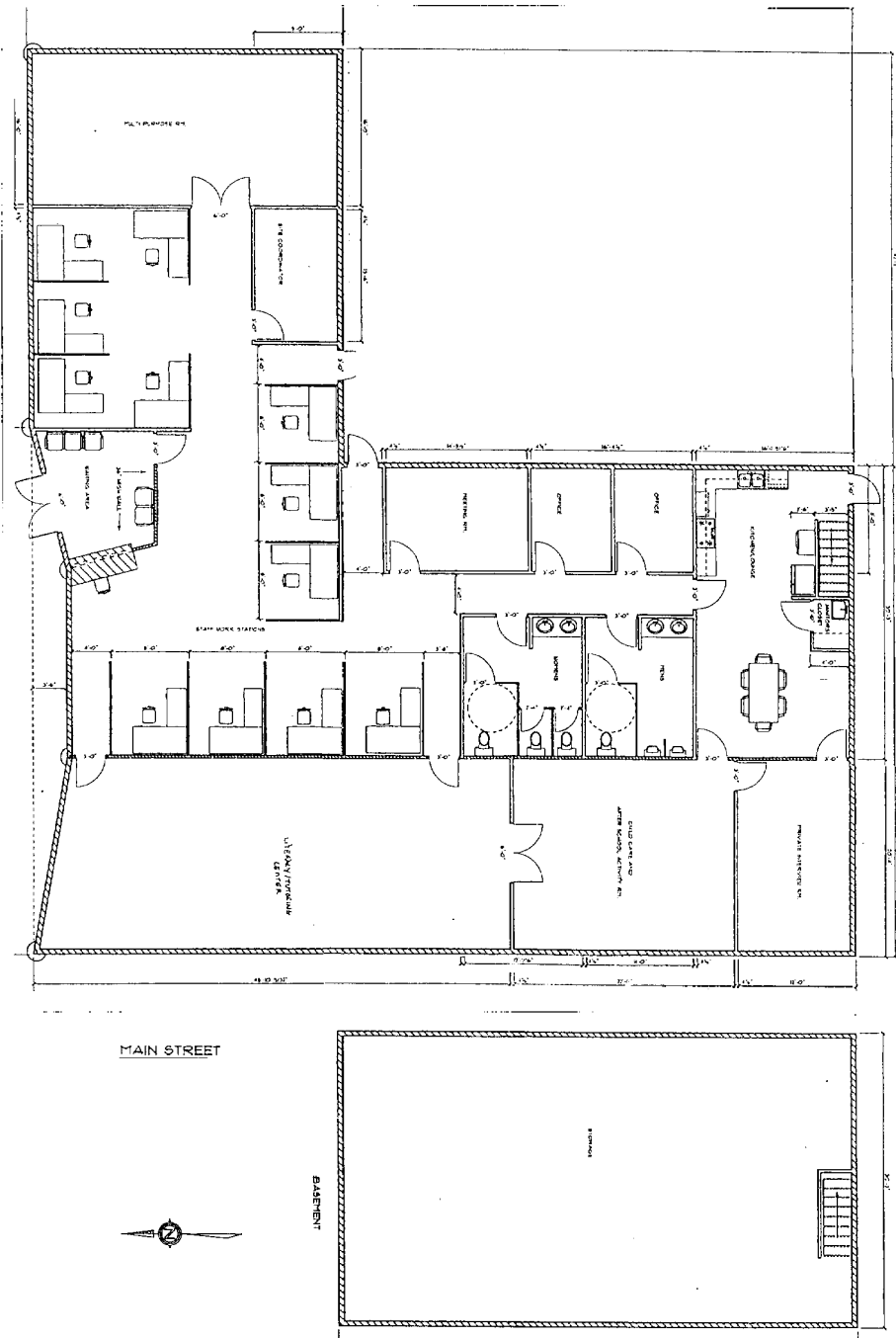
**The Community Partnership for Families of San Joaquin**  
**Statement of Assets, Liabilities and Equity - Cash Basis**  
**As of November 30, 2001**

	<u>Nov 30, 01</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Community Bank	9.24
Petty Cash	430.00
Union Safe - Anonymous	36,936.14
Union Safe - Cowell Foundation	143,044.74
Union Safe Deposit - CPA 2000	196,370.74
Total Checking/Savings	376,790.86
Other Current Assets	
Deposits - Cell Phone	8,714.89
Total Other Current Assets	8,714.89
Total Current Assets	385,505.75
Fixed Assets	
Accumulated Depreciation	-1,933.27
Computer	17,706.18
Furniture & Fixtures	2,194.24
Leasehold Improvements	71,721.79
Total Fixed Assets	89,688.94
<b>TOTAL ASSETS</b>	<b><u>475,194.69</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Retained Earnings	138,807.32
Net Income	336,387.37
Total Equity	475,194.69
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>475,194.69</u></b>



**The Community Partnership for Families of San Joaquin**  
**Statement of Revenues and Expenses - Cash Basis**  
 July through November 2001

	<u>Jul - Nov 01</u>
<b>Ordinary Income/Expense</b>	
Income	
Revenue	
CPA 2000 Public Funds Income	253,739.22
Grant Income	195,000.00
Investment Income	124.23
Reimbursement	1,312.74
Total Revenue	<u>450,176.19</u>
Total Income	450,176.19
Expense	
Agency Expenses	
Dues	1,406.25
Total Agency Expenses	<u>1,406.25</u>
Other Operating Expenses	
Advertising	3,151.66
Alarm Service	90.00
Bank Service Charges	18.50
Child Enrichment	168.00
Community Events	8,240.97
Consulting Services	16,001.59
Copier Rental	1,828.23
Dues & Subscriptions	279.00
Emergency Assistance	950.00
Insurance	1,446.09
Janitorial	1,444.30
Legal & Accounting	1,635.00
License & Fees	124.00
Meals	2,815.49
Misc. Expenses	3,461.58
Misc. Meetings	1,132.11
Payroll Expense	
Taxes	3,327.93
Payroll Expense - Other	93.25
Total Payroll Expense	<u>3,421.18</u>
Play Care Services	112.00
Printing & Reproduction	97.11
Rent	13,837.36
Retreat	3,108.33
Supplies	
Office Supplies	4,106.02
Supplies - Other	1,109.73
Total Supplies	<u>5,215.75</u>
Telephone	4,634.58
Temporary Services	3,081.51
Travel	2,335.33
Utilities	3,058.97
Total Other Operating Expenses	<u>81,688.64</u>
Personnel Expense	
Health Insurance	1,542.00
Workers Compensation Insurance	768.00
Total Personnel Expense	<u>2,310.00</u>
Salary & Wages	28,083.93
Uncategorized Expenses	300.00
Total Expense	<u>113,788.82</u>
Net Ordinary Income	<u>336,387.37</u>
Net Income	<u><u>336,387.37</u></u>



PINE STREET

MAIN STREET

BASEMENT

A-1

FLOOR PLAN

DATE

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FOR

COMMUNITY PARTNERSHIP FOR  
FAMILIES OF SAN JOAQUIN

100 EAST PINE STREET  
LODI, CA 95241

LEWEN  
CONSTRUCTION  
DESIGN + BUILD  
LICENSE # 438810  
4100 ST. ANDREW'S AVENUE  
STOCKTON, CA 95210  
209 478 8208  
209 478 8209 FAX

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**Susan Blackston**

**To:** Lemleylaw@aol.com  
**Cc:** Dixon Flynn; Randy Hays; Richard Prima  
**Subject:** RE: Tuesday City Council Meeting



Dear Michelle M. Lemley, Esq.

This reply is to confirm that your message was received by the City Clerk's Office and each member of the City Council. In addition, by copy of this e-mail, we have forwarded your message to the following departments for information, referral, or handling: 1) City Manager, 2) City Attorney, and 3) Public Works.

Thank you for your comments.

/s/ Susan J. Blackston, City Clerk

-----Original Message-----

**From:** Lemleylaw@aol.com [mailto:Lemleylaw@aol.com]  
**Sent:** Monday, January 14, 2002 3:11 PM  
**To:** cityclrk@lodi.gov  
**Subject:** Tuesday City Council Meeting

Please forward the following message to each of the members of the City Council in advance of the Council meeting set for January 15, 2002:

Dear Council Members:

I am writing to ask that you award the lease of the Shanghai Restaurant property at 100 East Pine Street to the Lodi Adopt-A-Child Foundation. Sharing this property with The Community Partnership for Families of San Joaquin would be impracticable for the Foundation, as it needs a large, undivided space to carry out its important work. The Foundation is not merely a Christmas program, but provides important aid to low-income families in Lodi throughout the year. Because the Foundation serves our City, and only our City, it deserves preference over the County-wide Community Partnership from the City. Thank you for your attention to this important matter.

Michelle M. Lemley, Esq.  
Member: Lodi-Tokay Rotary Club; Lodi District Chamber of Commerce

**Jennifer Perrin**

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**From:** Paul Castro [paul.castro@chdcorp.org]  
**Sent:** Tuesday, January 15, 2002 9:39 AM  
**To:** cityclrk@lodi.gov; nakanishi@lodi.gov; pennino@lodi.gov; hitchcock@lodi.gov;  
howard@lodi.gov; land@lodi.gov  
**Subject:** Community Partnership for Families

I am writing in support of the proposal submitted by Community Partnership for Families being considered by the City of Lodi Council. Since community agencies have traditionally been serving individual family members, it is time for us as community to serve entire families, therefore, I support the Community Partnership for Families because their mission is to provide services/referrals to all members of each family.

Paul Castro, Program Director  
California Human Development Corporation

**Jennifer Perrin**

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**From:** Rick Darone [gumper@cctonline.net]

**Sent:** Monday, January 14, 2002 3:16 PM

**To:** cityclrk@lodi.gov; nakanishi@lodi.gov; pennino@lodi.gov; hitchcock@lodi.gov; howard@lodi.gov; land@lodi.gov

**Subject:** Property: Location 100 E. Pine Street

To whom it may concern,

thoughts on why Lodi Adopt A Child should receive the property at 100 E. Pine Street.

I wish to let everyone concerned know my

As I am sure that everyone in our city knows what a wonderful job Adopt A Child does for the children in our town not only at Christmas but through out the year, they might not know that the building they are in is falling down around them and they are in desper need of a new location. I fell if you look into this more closely you will see that Lodi Adopt A Child is the organization that deserves the building the most.

Rick Darone

Thank you for your time,

Owner Tony's Pizzeria

<http://www.adopt-achild.org>

The Lodi Adopt-A-Child Foundation  
PO Box 2479  
Lodi, CA 95241-2479  
(209) 333-1058

California Corporation # 2033564  
Federal Identification # 31-1580643

Helping children one wish at a time

**Monday, January 14, 2002**

[info@adopt-achild.org](mailto:info@adopt-achild.org)

**Ms. Phyllis Grupe  
Chairperson, Community Partnership for Families  
PO Box 1569  
Stockton, CA 95201-1569**

**RECEIVED**  
JAN 14 2002  
City Clerk  
City of Lodi

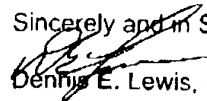
Dear Ms. Grupe:

Thank you for your recent letter regarding joining the Partnership Team here in Lodi. The meeting of December 3<sup>rd</sup> was very well attended and I was looking forward to the meeting that was held last week. However, I must apologize for missing that meeting as duties here at the Foundation kept me glued to my desk. As you know, The Foundation is supported solely by volunteers and contributions made by local individuals, businesses, and corporations. Considering the outpouring of support we received at Christmas, scant days before our deadline for nearly 1,600 children, letters of gratitude are a top priority here.

I wish to thank you for the Partnerships' offer to share space at the Shanghai. However, the conversion plans of dividing existing rooms into classrooms and/or meeting rooms currently contemplated by the Partnership would necessitate the Foundation moving its entire operation off site during the Christmas Season. Between October 1<sup>st</sup> and the end of January the Foundation must accommodate over 3,000 gifts for children ranging from 400 bicycles, to toys, and clothing. The constant tracking of each gift to ensure that a sponsored gift reaches a specific child necessitates that at least this operation be "on site". The Scouting Program currently under development by the Foundation requires additional space for four units of 42 youth each to meet and conduct activities once per week per unit. Not to mention the four unit parent meetings per month to help accomplish each units goals. The Foundation will make the same offer to share the Shanghai with the Partnership if the above stated activities wouldn't interfere with the Partnerships operations to attain its goals and objectives

On behalf of the Board of Directors for The Foundation, I wish to thank you for your invitation and plan on attending the next meeting of the Partnership on January 22<sup>nd</sup>.

Sincerely and in Service to Lodi,

  
Dennis E. Lewis, President

cc. Lodi City Council  
H. Dixon Flynn, Lodi City Manager



## COMMUNITY PARTNERSHIP FOR FAMILIES OF SAN JOAQUIN

January 10, 2002

Mr. Dennis Lewis  
President, Adopt-A-Child  
P.O. Box 2470  
Lodi, CA 95241-2479

Dear Mr. Lewis,

Thank you for joining our (integrated service team) meeting at Heritage School on December 3<sup>rd</sup> and for the presentation of your plans to implement a Scouting Program in East Lodi. It is encouraging to learn that multiple organizations are focused on addressing the needs of youth and families in Lodi.

As you know, the Community Partnership for Families of San Joaquin intends to open a Neighborhood Service Center in Lodi. The purpose of the Community Partnership and its Family Success Team is to bring all the involved agencies together at the same table in order to more effectively help those in need. The strategy has been successful in many communities, reducing duplication of services and dramatically improving communication between involved agencies.

The Community Partnership for Families of San Joaquin has established its presence in Lodi by sponsoring "Celebration on Central" in collaboration with the City of Lodi. The purpose of this event is to build community pride and develop a trusting relationship between the Partnership and the people living in this community. We have hired two full-time staff members dedicated to working with families in Lodi who have been working out of temporary facilities at Heritage and Lawrence Schools.

I would like to extend to you, again, our invitation to be a part of our team. We see the goals and objectives of your Scouting Program to be the same as ours and feel that we could save resources and improve outreach efforts by offering your program together with those of our other partner agencies. Our plan for the conversion of the New Shanghai Restaurant to a Neighborhood Service Center includes a variety of conference rooms that can be used for classrooms and/or meeting rooms—all available for your use as troop meeting rooms. In addition, individual workstations are included, one of which could be used as your base for coordination of the program.

Please consider my proposal again.

Sincerely,

Phyllis Grupe, Chairperson  
Community Partnership for Families of San Joaquin

cc: Lodi City Council  
H. Dixon Flynn, City Manager

**Mailing Address:**

P.O. Box 1569  
Stockton, CA  
95201-1569

**County Contact  
Information:**

Phone 209/468-8566  
Fax: 209/468-9346

**Main Office:**

7908 N West Lane,  
Suite 201  
Stockton, CA 95210  
Phone 209/475-9811  
Fax 209/475-9822

## Jennifer Perrin

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**From:** Linda.huffman@cpiclife.com  
**Sent:** Monday, January 14, 2002 8:37 AM  
**To:** cityclrk@lodi.gov; nakanishi@lodi.gov; pennino@lodi.gov; hitchcock@lodi.gov; howard@lodi.gov; land@lodi.gov  
**Subject:** Shanghai Restaurant

Dear City Council Members - As a member of this community who supports the needy of our community, I am imploring that your decision regarding which organization should be awarded the lease for the old Shanghai Restaurant, please award the lease to the Lodi Adopt-A-Child program. The Foundation desperately needs a new home. I have given of my time to support Lodi House and various other organizations and have found this foundation to be the most beneficial to our community. There is a great force behind this organization which works to help the needy families of our city 365 days a year. The people who support this organization give of their time, blood, sweat and tears. My husband has helped at Christmas time putting bikes together - this year he said it was scary cause the floor in the room they build bikes in is in very bad shape. I don't think it can last another year. And the restaurant below, Tillies, is in the position of being damaged due to the age and disrepair of the current building. My company, CPIC Life Insurance Company, supports this organization 150%. We would like to see it in a new home. We will be working with this organization to keep kids off the streets with good, wholesome activities that this community needs. Please - the lease needs to go to the Lodi Adopt-A-Child Foundation. Thank you, Linda Huffman



**Jennifer Perrin**

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**From:** sheri@sheris.com

**Sent:** Saturday, January 12, 2002 8:19 PM

**To:** cityclrk@lodi.gov; nakanishi@lodi.gov; pennino@lodi.gov; hitchcock@lodi.gov; howard@lodi.gov; land@lodi.gov

**Subject:** Adopt a Child

We would hope that you would consider using the old Shanghai Restaurant at 100 East Pine Street for Adopt a Child to relocated there. Dennis has been located just around the corner from our store for some time now. I know this organization truly cares for children. Please consider this as a option.

Thanks much!

Sheri & Darrell Didreckson

Sheri Didreckson  
Sheri's Sonshine Nutrition Center  
6 N. School St.  
Lodi, CA 95240  
(209) 368-4800

**Jennifer Perrin**

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**From:** bic and pat [delcap@inreach.com]  
**Sent:** Sunday, January 13, 2002 10:42 AM  
**To:** cityclrk@lodi.gov; nakanishi@lodi.gov; pennino@lodi.gov; hitchcock@lodi.gov; howard@lodi.gov; land@lodi.gov  
**Subject:** Home for Lodi Adopt - A- Child Foundation.

To the Lodi City Government

Dear Mayor and City Council Members: The Lodi Adopt-a-Child Foundation is in dire need of a new home! We not only offer Christmas for the more unfortunate Children, we also help to clothe and get school supplies to them as well.

We would like to start Scouting programs for these children. It would teach them values as well as give them a place to go to keep off the streets. These are just a few of the services provided by the cFoundation.

We have many money making projects to help cover the costs of these activities and many volunteers who are very willing to assist, but without a "Home" we can not do all these things!

Please give your heartfelt consideration to the Foundation for obtaining the New Shangai Building. Our many endeavours must not be obliterated beacause of a lack of a home. Thank you.

Sincerely,  
Patricia D. Freeman  
222 Tioga Drive  
Lodi, Ca 95242  
369-0467

**Jennifer Perrin**

---

**From:** whitmire [whitmire@inreach.com]  
**Sent:** Sunday, January 13, 2002 3:18 PM  
**To:** cityclrk@lodi.gov; nakanishi@lodi.gov; pennino@lodi.gov; hitchcock@lodi.gov; howard@lodi.gov; land@lodi.gov  
**Subject:** Property at 100 East Pine Street

Dear Lodi City Council Member:

We understand that the property at 100 East Pine Street has become available. We also understand that Lodi Adopt a Child is one of the groups who are being considered to make use of the property. There could be no better use for the property. It would give Lodi Adopt a Child a permanent home to operate the many programs they sponsor. It would be a safer, more spacious, and much more accessible location and would allow them to expand their outreach, especially in the area of Scouting.

We have long been financial and logistical supporters of this entirely volunteer run program. Lodi Adopt a Child is supported by many hundreds of individual donors like us. They have long been committed to using every dollar possible for the children. Your support in allowing them to occupy the property would allow them to continue to assist the families, and especially the children, of this community. The money they save by not having to look elsewhere for a site will allow them to make the lives of that many more people better.

Please consider seriously the benefits we would all see from the Lodi Adopt a Child having the 100 East Pine property as a permanent and year round home.

Sincerely

Bob, Terri, Bobby, and Katie Whitmire

**Jennifer Perrin**

---

**From:** Janet Ferguson [hlsills@softcom.net]

**Sent:** Sunday, January 13, 2002 6:24 PM

**To:** cityclrk@lodi.gov; nakanishi@lodi.gov; pennino@lodi.gov; hitchcock@lodi.gov; howard@lodi.gov; land@lodi.gov

**Subject:** Lodi Adopt-A-Child Foundation

I would like to ask you to consider carefully awarding the property at 100 E. Pine St. to the Lodi Adopt-A-Child Foundation as a permanent home for this worthy organization. I have worked with Dennis Lewis both at Christmastime and in September when the Foundation has helped so many of the less fortunate children of the city of Lodi. This organization is totally a volunteer organization something I am sure is very unusual in this day and age. It is amazing what Dennis and his volunteers have been able to accomplish but they need a decent place to continue this work. Please award the property to the Lodi Adopt-A-Child so they can continue to help the children of Lodi that cannot help themselves.

Janet Ferguson hlsills@softcom.net

**Jennifer Perrin**

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**From:** paul [mcconahey5@softcom.net]  
**Sent:** Monday, January 14, 2002 9:14 AM  
**To:** cityclrk@lodi.gov; nakanishi@lodi.gov; pennino@lodi.gov; hitchcock@lodi.gov; howard@lodi.gov; land@lodi.gov  
**Subject:** Shanghai Restaurant

**City Council**

I am writing this letter to you to state my strong concern that the Shanghai Restaurant be used for the Lodi Adopt-A-Child Foundation. I see this organization doing more than seasonal work. They have worked very hard to get scouting groups organized as an alternative to gang involvement. As scouting is promoted, weekly meetings need to be held and this would be a good choice.

Lodi Adopt-A-Child also supports Vine House, Lodi house , Lodi Community Service and the Salvation Army. I work at a clinic in town and see such a need for these groups to be supported. I personally donate to the Lodi house, because they have such a turn over of clients that constantly need more clothing, housing items, toys, to help these women get back on their feet and gain their self respect back. These are not just one time donations. As the women leave, they take their times with them and they need to have it replaced with more donations for the next clients.

So many children need the services of the Lodi Adopt-A-Child , especially in this time. I believe it would be an asset to the community for the Shanghai Restaurant at 100 East Pine Street to be used for the Lodi Adopt a Child.

Dennis Lewis has worked very hard for this program. In 1989, 30 disadvantaged/abused youth received the Christmas Program. This past year 1600 youth received a Christmas from this foundation. Not only at Christmas time, but they have also initiated the "Back to School" shopping spree.

This is not a seasonal foundation and I see that it helps out the youth not only at Christmas, but all years long. I would hope that the City Council would grant the Lodi Adopt-A-Child Foundation the Shangai Restaurant to continue to accomplish their goal for the youth of Lodi.

Sincerely,

Roberta McConahey  
(209)368-7560

## Jennifer Perrin

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**From:** phyllis.miller@cpiclife.com  
**Sent:** Monday, January 14, 2002 9:13 AM  
**To:** cityclrk@lodi.gov; nakanishi@lodi.gov; pennino@lodi.gov; hitchcock@lodi.gov;  
howard@lodi.gov; land@lodi.gov  
**Subject:** Lodi Adopt-A-Child

Dear Mayor and Council Members:

This email is to bring to your attention the need of the Lodi Adopt-A-Child Foundation for a larger facility. The Adopt-A-Child Foundation does humanitarian work all year long, not just at Christmas when the need is greater.

They have a need for a larger facility, and the present site of the Shanghai Restaurant @ 100 East Pine would enable them to expand their community work to encompass many other activities for children of need who reside in the City of Lodi.

Therefore, I respectfully request that they be given first consideration for the facility mentioned above in order to continue their selfless work for the underprivileged children of Lodi.

Cordially,

Phyllis J. Miller  
Claim Examiner, Life Claims  
CPIC Life, Lodi Office  
209-367-3435  
1-800-642-5599  
Fax 209-367-3450  
email phyllis.miller@cpiclife.com

## Jennifer Perrin

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**From:** Carol.Maden@cpiclife.com  
**Sent:** Monday, January 14, 2002 10:00 AM  
**To:** cityclrk@lodi.gov; nakanishi@lodi.gov; pennino@lodi.gov; hitchcock@lodi.gov; howard@lodi.gov; land@lodi.gov  
**Subject:** Lodi Adopt-a-family

CPIC Life, a wholly owned subsidiary of Blue Shield of California, expends both dollars and volunteers to support the community efforts of Lodi Adopt-A-Child Foundation. We have found them to be a well organized, efficient organization that has a tremendous impact in Lodi for several years. We would like to continue to partner with them and would encourage the City Council to support their endeavors to assist underprivileged children of our community by providing them the adequate facilities to continue to provide the superior services this community depends on through Adopt-A-Child. Following is a summation of the Adopt-A-Child programs. Lodi Adopt-A-Child began in 1989 as a committee of the Police Officers' Association of Lodi to provide a Christmas Program for 30 disadvantaged/abused Lodi Youth. The Foundation is now a California Non-profit Corporation that enjoys the tax exempt status as a 501(c)3 organization and is governed by a Board of Directors elected from the general public each year. Since 1989 our Christmas Program has grown to nearly 1,600 children this past Christmas that included giving nearly 400 bicycles, tricycles and scooters to children of the Lodi Community. In 1995 The Foundation helped to institute a "back-to-school" shopping spree with 50 children from Lodi Public Schools with each child receiving over \$100 in new clothing for school. This past year we had over 158 children attend the shopping spree at Wal-Mart.

These Programs are the 'publicized' efforts that are newsworthy and are therefore generally in the Lodi News-Sentinel. What you don't read about are the children we sponsor to attend Scout Summer Camp, Science or Music Camp; The families with children that are evicted and in need of a temporary place to live while seeking assistance from County, State, and Local agencies; The family that needs a little assistance to bury their teenaged daughter that lost the fight to cancer; The children that are so full of lice that they are prohibited from attending school; or the group of children that are in need of a sponsor for their soccer team as a gang alternative. As a matter of record, The Adopt-A-Child Foundation annually supports other organizations besides our own; Vine House, Meadows Depot, Lodi House, Lodi Community Service Center, and The Salvation Army to name a few.

We raise funds for our programs in a variety of ways: direct mail appeals for funding, Tupperware parties, raffle drawings, or by holding fundraising events like the Hot Rod & Harley car/motorcycle show at Lodi Lake every July and the Golf Tournament at Mickle Grove Golf Links in August to name a few. The four Scouting Units the Foundation has been working feverishly for nearly two years to begin, as a gang alternative program on the Eastside is another example of our volunteer efforts on behalf of our community. We have steadily been soliciting funds, sponsors, equipment, and a location for these Units. The Foundation's Board of Directors have completed and approved the programs and budget for the boy programs and are in the final stages of completing the girls' budget and programs for these Scouting Units. Our first meeting for nearly 850 children and their families to begin these Scouting Units is scheduled for Sunday, January 27th; but we need a home for these children to meet on a weekly basis!

Yes, Christmas is a time when we need plenty of space for over 3,000 gifts and 400 bicycles, tricycles, and scooters. But it isn't the only thing we do nor is it the only thing we plan to do!

The Foundation and the Partnership for Families are both willing to share this building with the other. However, the Partnerships plan on remodeling the building and breaking up the largest room of the building into smaller

offices and meeting rooms precludes the Foundation from using this same space for over 3,000 Christmas gifts and 400 bicycles or for the four Scouting Units meeting place. Even if the Shanghai building is left as currently designed, which the Foundation proposes, the space needed for just the Christmas Program would prohibit the Partnership from conducting normal activities from October through January.

Should the decision of the City of Lodi be to award the lease of the property at 100 East Pine Street to The Community Partnership for Families of San Joaquin and not Lodi Adopt-A-Child, the Foundation will endeavor to put forth our best efforts in finding a home we can house our entire efforts on behalf of the community of Lodi. It will just take a little longer and yes, perhaps more money; money that should be spent on the children of our community. You see, every \$100 we spend on something other than a child, means one child we have to say "Sorry" to for a whole year!

Carol Maden  
CPIC Life, Claims Manager  
Lodi III; (209) 367-3446



## Harvest Property Management

330 S. Fairmont Avenue, Suite 3  
Lodi, Ca. 95240

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Phone (209) 334 - 3705  
Fax (209) 334-3315

Mayor Pennino  
Ms. Hitchcock - Mayor Pro Tempore  
Ms. Howard  
Mr. Land  
Mr. Nakanishi

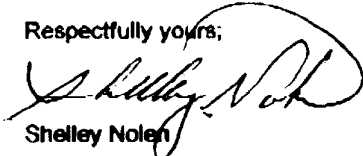
### Open Letter To All City Council Members;

The City Council, is to make a decision on the use for the 'New Shanghi Restaurant' building. As a member of this community for 27 years, I have seen our Council members make some fine decisions and some really ridiculous decisions, when it comes the betterment of the community we live in.

As a business woman in the community, I too, would like to voice my opinion on the aforementioned building decision. We are fortunate to have, Office Dennis Lewis, to head the Adopt A Child program in Lodi. This program has benefited many children and their families within the city. It is well known, more space is needed for this program due to it's tremendous growth and the many contributions that are donated to the program. I would like to see the City of Lodi and it's Council Members, do something really worthwhile for the community, and the location of the building is centered around those families that most benefit from the program.

Use the 'New Shanghi' building for Adopt A Child. We as a community can only benefit from this graciousness. The children of today will be our adults and business people of the future. In order for us to prosper as a community, we first must build a strong foundation for the youth of the community.

Respectfully yours;



Shelley Nolen

Harvest Property Management

1/15/02 12:36:01 PM

**Jennifer Perrin**

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**From:** Diane Steen [diane1@inreach.com]  
**Sent:** Tuesday, January 15, 2002 3:11 PM  
**To:** CITYCLRK@LODI.GOV; NAKANISHI@LODI.GOV; PENNINO@LODI.GOV;  
HITCHCOCK@LODI.GOV; HOWARD@LODI.GOV; LAND@LODI.GOV  
**Subject:** Fw: SHANGHAI BUILDING MAIN & PINE

----- Original Message -----

**From:** Diane Steen  
**To:** cityclrk@lodi.gov ; nakanishi@lodi.gov ; pennino@lodi.gov ; hitchcock@lodi.gov ; howard@lodi.gov ;  
land@lodi.gov  
**Sent:** Wednesday, November 21, 2001 9:03 AM  
**Subject:** SHANGHAI BUILDING MAIN & PINE

DEAR COUNCIL MEMBERS:  
I UNDERSTAND THAT THE OLD SHANGHAI BUILDING MAY BE DONATED TO A CHARITY. I WOULD  
LIKE TO SEE THAT CHARITY BE ONE FROM LODI. I WOULD ENDORSE' ADOPT A CHILD' AS A  
WORTHY RECEIPT OF SUCH A DONATION. THANK YOU.

BRUCE SALISBURY  
SALISBURYS MARKET

1/15/02

RECEIVED

2002 JAN 15 PM 3: 33

CITY CLERK  
CITY OF LODI

**KIM'S PROCESS SERVICE**

330 S. Fairmont Ave Suite #1C  
Lodi, Ca. 95240

Phone (209) 369-3670  
Fax (209) 334-3315

January 15, 2002

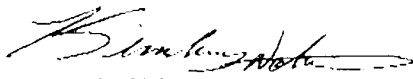
Dear Lodi City Council Members,

I am a born and raised Lodi resident of 21 years. I have lived in Lodi my entire life and have seen the City Council make very beneficial decisions and some not so beneficial. I have recently heard about the Shanghi Restaurant and the meeting the Lodi City Council has in store for its future purpose in our growing community.

I have heard about the idea of putting the Adopt a Child Program in the old Shanghi building. I think that is the best idea I have heard about in a long time. The future of the Community is the children of Lodi. The Adopt a Child Program is one of few organizations in town that benefit the children and their families. I have donated my services in the past to the Adopt a Child Program and I have seen my self just what a difference it makes. The eyes of these children light up with hope. If children can see that people care they in turn start caring for them selves, and often return to the community with ideas and dreams for the future.

Being raised on the "East" side of Lodi. I feel the location of the building is centrally located for those who benefit from the program. Most of these families, tend to rely on the local transit system, and can not always afford the few dollars to ride the bus. This location is within walking distance for most "East" side families. I give you these ideas as a local girl starting a new business in her home town, trying to make a difference. I know when given the opportunity to succeed, we the future shall succeed.

Sincerely,



Kimberley Nolen



**ATTENTION MAYOR PENNINO AND  
COUNCIL MEMBERS:**

**PLEASE AWARD THE SHANGHAI  
BUILDING TO LODI ADOPT A CHILD.**

**RESPECTFULLY:**

*Pat Kishida*

**ATTENTION MAYOR PENNINO AND  
COUNCIL MEMBERS:**

**PLEASE AWARD THE SHANGHAI  
BUILDING TO LODI ADOPT A CHILD.**

**RESPECTFULLY:**

*George Kishida Jr*



•  
•  
•

# Antonio's



-NIGHT CLUB  
-CATERING  
-RESTAURANT



710 S. Beckman Rd., #C  
(209) 339-9304

Gloria Fuentes • Owner  
Night Club • Catering • Restaurant

January 15, 2002

Attention: Mayor Perrino and  
City Council Members

Re: Lodi Adopt-A-Child

As members of Lodi Community, Antonio's  
Volunteers our establishment, our employees and our  
food to the Adopt-A-Child programs, not just during  
the holidays, but throughout the year.

We feel that their volunteer organization is  
the best within the community.

We would like to endorse their foundation  
of Adopt-A-Child as the best leaser of the property at  
100 East Pine Street.

Please don't allow a poor judgment call to  
take one penny from our deserving children.

Thank you for your consideration.

Gloria Fuentes  
Dennis A. Lopez  
OWNERS

**Jennifer Perrin**

---

**From:** Joe Arbuckle [Jarbuckle@mediaone.net]

**Sent:** Tuesday, January 15, 2002 7:40 PM

**To:** land@lodi.gov; howard@lodi.gov; hitchcock@lodi.gov; pennino@lodi.gov; nakanishi@lodi.gov; cityclrk@lodi.gov

**Cc:** Dennis Lewis

**Subject:** Adopt a Child (Shanghai building)

I would like you to take the time to educate yourselves on all of the hard work that these volunteers do for our local children. Then award them the building, they truly need a decent place to conduct all of their programs.

Thank you for your time,  
Joel and Terri Arbuckle

**Jennifer Perrin**

---

**From:** Thomas Shock [sthomas02@mediaone.net]  
**Sent:** Tuesday, January 15, 2002 5:36 PM  
**To:** cityclrk@lodi.gov; nakanishi@lodi.gov; pennino@lodi.gov; hitchcock@lodi.gov; howard@lodi.gov; land@lodi.gov  
**Subject:** Adopt a Child

I am very concerned regarding the use of the old Shanghai Restaurant...I feel that the best use of this facility would be for our local Adopt a Child organization. After asking a few questions, it does not seem feasible to share this with the family organization from Stockton. I am sure that this organization is worthy. I feel that the grass roots of Adopt a Child and the community love and spirit that it generates each season is even more valuable than just the 1600 children that they reach each year. I have been very active in distributing children's wishes since the inception of this great idea and I am always amazed at the generosity of the community. This is not a major charity with funding from United Way etc. It is a pure inspirational community spirit and nothing is more worthy than this. We have a perfect example in what can come from big dreams and local support. You have only to look at HSS to see what miracles we can create...Please support this local gem and allow Dennis Lewis and his Dream Makers to make great use of this abandoned facility..Thank you for your consideration.

Sincerely,

Nancy Shock  
334-1198  
1137 Edgewood Dr.  
Lodi, CA 95240

BRADFORD H. DICKEY D.D.S.  
801 S. HAMLIN ST. E.  
LODI CA 95242

FAX COVER SHEET

DATE: January 15, 2002

NUMBER OF PAGES:1

TO: Mayor Pennino and Council Members

FAX #: 333-6807

FROM: Bradford, Lynette, Elyse and Brennan Dickey

If there are any problems regarding this transmission,  
Please call: (209)334-0630 or fax: (209)334-0541

COMMENTS:

On behalf of our family I am writing this letter to encourage you to allow the Adopt-A Child organization to occupy the Shanghai Building. For the past four years my children and I have adopted children through this wonderful organization that are of the same age of our own children. We go as a family and purchase the gifts of toys and clothing for these needy children of our community. My children thoroughly enjoy selecting these items themselves. What a thrill and eye opener for my children to donate a bicycle, toys, clothing etc. and learning experience of community responsibility at a young age. Please help this organization to continue and thrive in our community.

Sincerely,



Lynette Dickey

CONFIDENTIAL

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IF YOU HAVE RECEIVED THIS FAX IN ERROR PLEASE NOTIFY US BY TELEPHONE AT  
THE NUMBER LISTED ABOVE. THANK YOU.



## Susan Blackston

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**To:** coomama@inreach.com  
**Cc:** Dixon Flynn; Randy Hays; Richard Prima  
**Subject:** RE: Shanghai Restaurant

**COPY**

Dear Janice Kyles:

This reply is to confirm that your message was received by the City Clerk's Office and each member of the City Council. In addition, by copy of this e-mail, we have forwarded your message to the following departments for information, referral, or handling: 1) City Manager, 2) City Attorney, and 3) Public Works.

Thank you for your comments.

/s/ Susan J. Blackston, City Clerk

-----Original Message-----

From: coomama@inreach.com [mailto:coomama@inreach.com]  
Sent: Wednesday, January 16, 2002 9:17 AM  
To: cityclrk@lodi.gov  
Subject: Shanghai Restaurant

Dear Sirs:

I am writing this letter to voice our opinion in regards to the availability of the Shanghai Restaurant located at 100 E. Pine St. It has been brought to my attention that Lodi Adopt-A-Child is attempting to be awarded the lease on that building but that there is another organization that would like the use of that site as well. I don't know much, if anything, about the other organization, but we have been involved with Lodi Adopt-A-Child for the last couple of years. This is a very hard-working, dedicated, very needed group of people. They serve the children of Lodi all year with different programs that they sponsor. These are children that might not have anyone else in their lives that do care for them or that can provide some of the basic necessities of everyday life. I would like to urge you to consider the children of Lodi and vote for Lodi Adopt-A-Child to be awarded the lease on the Shanghai Restaurant.

Sincerely,  
Janice Kyles  
Foster Lumber

**Jennifer Perrin**

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**From:** Dave Isaak [disaak@centuryselfstorage.com]  
**Sent:** Wednesday, January 16, 2002 10:51 AM  
**To:** cityclrk@lodi.gov; nakanishi@lodi.gov; pennino@lodi.gov; hitchcock@lodi.gov; howard@lodi.gov; land@lodi.gov  
**Subject:** Lodi Adopt-A-Child

We would like to see the Shanghai at 100 East Pine Street be awarded as a home to Lodi Adopt-A-Child.  
Thank you.

Dave Isaak, manager  
Century Self Storage

1/16/02

Memo from  
The Vaccarezza Family  
999 E. Turner Rd. Lodi  
209-334-524

Attention all Lodi Council Members:

We are concerned about your decision in regards to the future outcome of the "Old Shanghai Restaurant". The Lodi Adopt-A-Child Foundation has for the past 14 (yes 14) years provided our local underprivileged children with gifts at Christmas time and school supplies at the start of each school year. This Foundation is comprised of individuals who through their tireless efforts have made this foundation a huge success for The City of Lodi. In May of this year their lease will be ending. The landlord has not offered them an extension. I must say, if you have ever been in their current building, you would be amazed at how they have adapted to the very poor building conditions.

They are in DIRE NEED of a new location. They have proven over the last 14 years that they do meet the needs of our local youth in ways that no one else can offer. The community support at Christmas time and back-to school time is truly a great thing to witness. My family has helped in the efforts at Christmas time for the past several years and I have seen things that would bring tears to your eyes and make you proud to live and work in Lodi.

- \*The many volunteers who work until 1-2:00 in the morning wrapping gifts and putting bikes together.
- \*The compassion toward people who walk in off the street with no means to feed or clothe their children.
- \*The out-pouring of giving within our community. This Foundation truly has the support of the entire community; people like you and me who just want to make a difference.

The building at 100 E. Pine Street would be an answer to prayer for the Adopt-A-Child Foundation. They NEED a place to continue to provide the 1000's of underprivileged youth of Lodi with clothing, school supplies, scouting programs and just basic needs, we all take for granted.

We, the Vaccarezza Family urge you to give the Adopt-A-Child Foundation the opportunity to continue their efforts on behalf of those children and families that rely on them. The numbers are staggering, 1000's at Christmas time, 100's at back-to-school time and over 800 weekly with the new scouting programs. Please, Please consider the Lodi Adopt-A-Child Foundation for your final recommendation for the use of the "Old Shanghai" 100 E. Pine Street.

Thank you for your consideration,

*David Kandy Casey & Rudy Vaccarezza*  
David, Kandy, Casey and Rudy Vaccarezza

**Jennifer Perrin**

---

**From:** Keiser, Rick [Rick\_Keiser@amr-ems.com]

**Sent:** Wednesday, January 16, 2002 11:55 AM

**To:** nakanishi@lodi.gov; pennino@lodi.gov; hitchcock@lodi.gov; howard@lodi.gov; land@lodi.gov

**Subject:** Lodi Adopt a Child

I am writing on behalf of the Lodi Adopt-A-Child Foundation.

I have had the opportunity to work with Mr. Dennis Lewis, the President of the Foundation.

Mr. Lewis and the volunteer staff have long outlived the use of their current building.

I would hope that in an effort to further the outreach efforts of this local program that the Council would make the decision to support this great program!!

Thank you,

Richard W. Keiser II  
Director of Operations

1/16/02

Law Offices of  
STEVEN J. COTTRELL

A Professional Law Corporation  
125 NORTH PLEASANT AVENUE  
LODI, CALIFORNIA 95240  
(209) 369-8212  
FAX (209) 369-5068

RECEIVED

2002 JAN 16 PM 1:36

CITY CLERK  
CITY OF LODI

January 16, 2002

*Via Facsimile Only 333-6807*

City of Lodi-City Hall  
PO Box 3006  
Lodi, CA 95241-1910

Attn: Susan Blackston, City Clerk  
City Council Members:  
Alan S. Nakanishi  
Philip A. Pennino  
Susan Hitchcock  
Emily Howard  
Keith Land

Re: City Lease of Real Property Located at 100 East Pine Street, Lodi

Dear Council Members and Ms. Blackston:

It has been brought to my attention that one of the items on the agenda at the City Council Meeting scheduled for Wednesday, January 16, 2002, is to award a lease on the real property located at 100 East Pine Street. It is my understanding that the two entities seeking the lease are the Lodi Adopt-A-Child Foundation and the Community Partnership for Families of San Joaquin. While I am not familiar with the Community Partnership for Families of San Joaquin, I am very familiar with Lodi Adopt-A-Child Foundation. Both my wife and I have participated in the annual back to school shopping program and the annual Christmas giving.

As a council member, you may or may not be aware, that the Lodi Adopt-A-Child program is not a seasonal program. The Lodi Adopt-A-Child program has evolved, beyond the back to school program and the annual Christmas giving to the benefit of the many disadvantaged children of Lodi, which includes sponsoring disadvantaged children at Scout summer camps, science or music camps, and assisting families with children that are evicted and may be in need of a temporary place to live while seeking other living arrangements. Further, the Lodi Adopt-A-Child program does provide assistance to families and children or groups of children that are in need of a sponsor for a soccer team as an alternative to gang participation.

City of Lodi-City Hall  
January 16, 2002  
Page 2 of 2

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various ways besides the annual Christmas and back to school shopping programs. The Lodi Adopt-A-Child program is a completely volunteer organization that is self-supporting and run by volunteers who are dedicated to seeing that the children in our community who are less fortunate have opportunities.

It has come to my attention that the Lodi Adopt-A-Child Foundation is in need of relocating to another facility as their lease will terminate at the end of May, 2002. Clearly, the benefits of the Lodi Adopt-A-Child Foundation are far more reaching to our community then just the children who are assisted. The Lodi Adopt-A-Child Foundation annually supports other organizations in the Lodi area, such as the Vine House, Meadows Depot, Lodi House, Lodi Community Service Center and the Salvation Army.

Considering all of the benefits the children and the people of Lodi receive from the Lodi Adopt-A-Child program, I would strongly urge the council to consider awarding the lease for the property at 100 East Pine Street to the Lodi Adopt-A-Child Foundation. In that fashion, the council will be telling the citizens of Lodi that we care about our under privilege children and want to continue to see that their needs are met by people who truly care and love them.

Should the council in their wisdom and judgment determine that the Community Partnership For Families of San Joaquin is to be awarded the lease, then I would strongly request that the council then consider awarding the lease to both the Lodi Adopt-A-Child Foundation and the Community Partnership For Families of San Joaquin County, both who I understand are willing to share the property. Further, if the lease is awarded to both the Lodi Adopt-A-Child Foundation and the Community Partnership For Families of San Joaquin County, then any remedial work performed on the building should be with the complete agreement of both institutions.

Because I am not able to attend the council meeting this evening, I would like to take this opportunity to thank each of you for taking your valuable time in reading my personal support for awarding the lease at 100 East Pine Street to the Lodi Adopt-A-Child Foundation.

Very truly yours,



STEVEN J. COTTRELL

SJC/sr

## Susan Blackston

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**To:** Ron Kerstiens  
**Cc:** Dixon Flynn; Randy Hays; Richard Prima  
**Subject:** RE: Leasing Property to the Community Partnership for Families

Dear Ron Kerstiens:

This reply is to confirm that your message was received by the City Clerk's Office and each member of the City Council. In addition, by copy of this e-mail, we have forwarded your message to the following departments for information, referral, or handling: 1) City Manager, 2) City Attorney, and 3) Public Works.

Thank you for your comments.

/s/ Susan J. Blackston, City Clerk

-----Original Message-----

From: Ron Kerstiens [mailto:rkerstiens@sjcbhs.org]  
Sent: Wednesday, January 16, 2002 2:50 PM  
To: Lodi City Council (E-mail)  
Subject: Leasing Property to the Community Partnership for Families

Dear Mayor and Council Members:

I would like to encourage you to support the Community Partnership for Families by leasing the former restaurant site to the East Lodi Family Resource Center. Doing so will allow many County agencies such as Mental Health, Probation, Human Services Agency, Public Health, and many others to coordinate their services to families in need. This coordinated and focused effort has proven itself to be much more effective, efficient (less costly), and more family centered than the present silo system of service delivery.

Your leadership in serving your community is to be commended.

Sincerely,

Ron Kerstiens, Deputy Director  
San Joaquin County Mental Health Services

**Susan Blackston**

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**To:** The Balloonery  
**Cc:** Dixon Flynn; Randy Hays; Richard Prima  
**Subject:** RE: Community Partnership Lease Request

Dear Ann Johnston, Council Member, City of Stockton:

This reply is to confirm that your message was received by the City Clerk's Office and each member of the City Council. In addition, by copy of this e-mail, we have forwarded your message to the following departments for information, referral, or handling: 1) City Manager, 2) City Attorney, and 3) Public Works.

Thank you for your comments.

/s/ Susan J. Blackston, City Clerk

-----Original Message-----

**From:** The Balloonery [mailto:blnry@inreach.com]  
**Sent:** Wednesday, January 16, 2002 3:41 PM  
**To:** cityclrk@lodi.gov  
**Subject:** Community Partnership Lease Request

Dear Mayor Penino & Members of the City Council:

Please seriously consider and approve the Community Partnership's request to lease the city owned restaurant in the east side of Lodi for a neighborhood center. As an elected official and member of the Partnership, I have seen the significant impact of the center operating at Normandy Village in North Stockton. It has made a huge difference in the level of service provided the residents of one of our city's most difficult areas. It takes all of us to do our part to facilitate community change and I know the Partnership can count on you to help. Thank you for your consideration of this most important request.

Sincerely, Ann Johnston, Council Member, City of Stockton

**COPY**

1/16/02





**LAO FAMILY COMMUNITY OF STOCKTON, INC.**  
*Dedicated to improving the quality of life through social services and family strengthening.*

RECEIVED

2002 JAN 16 PM 4:21

CITY CLERK  
CITY OF LODI

January 16<sup>th</sup> 2002

Mayor and City Council  
City of Lodi  
221 W. Pine ST  
Lodi, CA 95240

This letter is to support Community Partnership for Families proposal to operate a community neighborhood center project in the East Lodi area.

I believe that a neighborhood center in East Lodi will directly serve the needs and respond to the transportation issue of the of east Lodi residents to seeking services. This center will also serve as a place for many agencies to gather and provide services at their full capacity.

Sincerely,

Pheng Lo  
Executive Director

Lan Nguyen  
Parent Educator of Success By 6  
Family Resource & Referral Ctr.  
509 W. Weber Ave.  
Stockton, CA 95210  
Tel ( 209) 461-2713

RECEIVED  
2002 JAN 16 PM 4: 21  
CITY CLERK  
CITY OF LODI

January 16, 2002

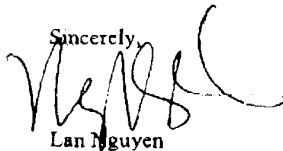
Lodi City Council  
Lodi, CA

To the Lodi City Council Representatives:

I am , the parent educator with Success by 6 program at Family Resource & Referral Center.  
I am writing this letter to the council to support the Community Partnership of San Joaquin County  
regarding the space for the Lodi area.

I believe that the location is located in East Lodi and close to public transportation and large enough to  
house much service programs to the families in the community.

Sincerely,



Lan Nguyen

**Susan Blackston**

---

**To:** dfswan@softcom.net  
**Cc:** Dixon Flynn; Randy Hays; Richard Prima  
**Subject:** RE: former restaraunt building

Dear Don & Frances Swanson

This reply is to confirm that your message was received by the City Clerk's Office and each member of the City Council. In addition, by copy of this e-mail, we have forwarded your message to the following departments for information, referral, or handling: 1) City Manager, 2) City Attorney, and 3) Public Works.

Thank you for your comments.

/s/ Susan J. Blackston, City Clerk

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-----Original Message-----

**From:** don swanson [mailto:dfswan@softcom.net]  
**Sent:** Wednesday, January 16, 2002 5:38 PM  
**To:** Alan Nakanishi; Keith Land; Emily Howard; Susan Hitchcock; Phil Pennino  
**Subject:** former restaraunt building

We believe that it is time to reward Dennis Lewis for all the time, effort, and money he has invested in low income children in our city. We strongly urge you to vote to award the building tto Adopt a Child Foundation at tonites council meeting.

Don & Frances Swanson

## Susan Blackston

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**To:** Edwcsjc@aol.com  
**Cc:** Dixon Flynn; Randy Hays; Richard Prima  
**Subject:** RE: No Subject

Dear Joelle Gomez:

This reply is to confirm that your message was received by the City Clerk's Office and each member of the City Council. In addition, by copy of this e-mail, we have forwarded your message to the following departments for information, referral, or handling: 1) City Manager, 2) City Attorney, and 3) Public Works.

Thank you for your comments.

/s/ Susan J. Blackston, City Clerk

-----Original Message-----

From: Edwcsjc@aol.com [mailto:Edwcsjc@aol.com]  
Sent: Wednesday, January 16, 2002 4:36 PM  
To: cityclrk@lodi.gov  
Subject: No Subject

1/16/02

Dear Mr. Mayor and Lodi Council Members,

Please accept this letter in support of the East Lodi Family Resource Center.

The Women's Center of San Joaquin County has been engaged with the Community Partnership for Families and can testify that many families have greatly benefited from the array of "hands on " services provided by the resource centers.

I encourage the Lodi City Council Members to allow the East Lodi Family Resource Center to occupy the vacant restaurant site as proposed.

The invaluable services provided by this collaborative will greatly benefit many Lodi families.

Sincerely,

Joelle Gomez  
Executive Director  
Women's Center of San Joaquin County

**COPY**

## Susan Blackston

---

**To:** jvera@co.san-joaquin.ca.us  
**Cc:** Dixon Flynn; Randy Hays; Richard Prima  
**Subject:** RE: Community Partnership & New Shanghai Restaurant

Dear John R. Vera:

This reply is to confirm that your message was received by the City Clerk's Office and each member of the City Council. In addition, by copy of this e-mail, we have forwarded your message to the following departments for information, referral, or handling: 1) City Manager, 2) City Attorney, and 3) Public Works.

Thank you for your comments.

/s/ Susan J. Blackston, City Clerk

-----Original Message-----

From: jvera@co.san-joaquin.ca.us [mailto:jvera@co.san-joaquin.ca.us]  
Sent: Wednesday, January 16, 2002 4:39 PM  
To: 'Cityclrk@lodi.gov'  
Subject: FW: Community Partnership & New Shanghai Restaurant

> -----Original Message-----

> From: Vera, John  
> Sent: Wednesday, January 16, 2002 3:30 PM  
> To: 'Cityclrk@lodi.gov'  
> Subject: Community Partnership & New Shanghai Restaurant  
>  
> I am writing in support of the City of Lodi leasing the vacant New  
> Shanghai Restaurant to the Community Partnership. I strongly believe that  
> the development of a community service center to serve Lodi residents is  
> much needed in the geographic area served by this location.  
> We at the Human Services Agency are a committed partner to the  
> Partnerships efforts and believe that not only will our participants  
> benefit, but also many others who are seeking services from a variety of  
> agencies.  
> Thank you for your consideration.  
> Sincerely,  
> John R. Vera, Director  
> San Joaquin County Human Services Agency



COMMUNITY PARTNERSHIP FOR FAMILIES  
OF SAN JOAQUIN

RECEIVED

2001 NOV -7 PM 3:16

CITY CLERK  
CITY OF LODI

October 30, 2001

Honorable Mayor Alan Nakanishi  
City of Lodi  
221 W. Pine Street  
Lodi, CA 95240

Dear Mayor Nakanishi:

I am writing to express the Community Partnership for Families' interest in developing and operating the former New Shanghai restaurant property on the southwest corner of Main and Pine in Lodi as a multi-use neighborhood service center. As with other centers developed and operated by the Partnership, we would use the facility to provide a wide range of services, supports, activities and opportunities to develop leadership capacity and strengthen families living in nearby areas. As Stewart Wakeling, Juvenile Justice System Coordinator of San Joaquin County has informed you, this would include health, financial, social and educational services – basically those services necessary to build stronger, more independent and resourceful families. The Partnership's efforts are tied to very specific, measurable outcomes for the children, families, and communities it serves and it has substantial experience developing and delivering these services.

Partnership staff will administer the center and coordinate activities provided through the center and we will work with key partners (such as Farmers and Merchants Bank and the San Joaquin County Human Services Agency) for funding to renovate the facility and property.

I want to emphasize how grateful the Partnership is for the assistance and leadership the City of Lodi has provided. The Celebration on Central, which was a great success, is an example of how productive this kind of partnership can be. Should you have any questions, I can be reached at (209) 366-1400 or Stewart Wakeling at (209) 468-9563.

Sincerely,

Phyllis Grupe  
Chairperson  
Community Partnership for Families of San Joaquin

Mailing Address:

P.O. Box 1569  
Stockton, CA  
95201-1569

County Contact  
Information:

Phone: 209/468-8566  
Fax: 209/468-9346

Main Office:

7908 N. West Lane,  
Suite 201  
Stockton, CA 95210  
Phone 209/475-9811  
Fax 209/475-9822



## COMMUNITY PARTNERSHIP FOR FAMILIES OF SAN JOAQUIN

October 4, 2001

Dixon Flynn  
City Manager  
City of Lodi  
221 W. Pine Street  
Lodi, CA 95240

Dear Mr. Flynn,

I am writing to express the Community Partnership for Families' interest in developing and operating the former New Shanghai restaurant property on the southwest corner of Main and Pine in Lodi as a multi-use neighborhood service center. As with other centers developed and operated by the Partnership, we would use the facility to provide a wide range of services, supports, activities, and opportunities for families living in nearby areas. This would include health services, financial services, social service, educational services—basically any service necessary to build stronger, more independent and resourceful families. The Partnership's efforts are tied to very specific, measurable goals for the children, families, and communities it serves.

Partnership staff will administer the center and coordinate activities provided through the center, but will look to key partners (such as Farmers and Merchants Bank and the San Joaquin County Human Services Agency) for funding to renovate the facility and property. We are presently arranging an inspection and review of the property with contractors and City staff to determine the approximate cost of renovating the space. The walkthrough is tentatively scheduled for October 11 at 2:30 p.m.

I want to emphasize how grateful the Partnership is for the assistance and leadership the City has provided. The Celebration on Central, which was a terrific success, is an example of how productive this kind of partnership can be. If you have any questions about this, please feel free to call (468-9563).

Sincerely,

Stewart Wakeling

SW:ss  
cpfgen01\10-02

**Mailing Address:**

P.O. Box 1569  
Stockton, CA  
95201-1569

**County Contact  
Information:**

Phone: 209/468-8566  
Fax: 209/468-9346

**Main Office:**

790 N. West Lane,  
Suite 201  
Stockton, CA 95210  
Phone 209/475-9811  
Fax 209/475-9822

cityclrk@lodi.gov, 05:51 PM 1/16/02 , support for CF Partnership pro

---

To: cityclrk@lodi.gov  
From: Roy Childs <rchilds@uop.edu>  
Subject: support for CF Partnership proposal  
Cc:  
Bcc:  
Attached:

I would like to support the proposal put forward by the Community Family Partnership to occupy City of Lodi space in order to establish a neighborhood center in east Lodi.

I have seen first hand the operation of the West Lane Oaks Center in north Stockton which serves Lodi Unified students and community members, many of whom live in Lodi and/or attend Lodi Unified schools. Such a center represents an effective way to involve residents in their own neighborhood across a range of issues and needs, and to involve community service organizations from across the entire community, and county, to also respond. This creates a powerful capacity in a community to respond effectively and efficiently in terms of taxpayer dollars to needs which every community has, and which become increasingly destructive if they are not addressed. The establishment of such a center could incorporate an alternative proposal which I understand is also on the table, because it is, itself, a much more comprehensive approach.

I sincerely hope the Lodi City Council will see the way clear to bring the Community Family Partnership to a very needy community.

Thanks very much for the opportunity to communicate my sentiments.

Sincerely,  
Roy Childs  
Professor of Sociology  
University of the Pacific